Access Statement 7 Park Mill Lane

Introduction

- Our self-catering property is a two bedroom mid-terraced property. Sleeping accommodation is on the first floor with the main living area on the ground floor and additional living space in the converted attic space.
- If you have any other queries regarding the property please contact Blue Chip Vacations on the below numbers.
- We hope you enjoy your stay!

Pre-Arrival

For bookings please contact:

Blue Chip Vacations

Tel: 01803 855282

Fax: 01803 881029

www.bluechipvacations.com

info@bluechipvacations.com

Arrival/Parking

- Please follow directions given – don't rely on Sat-Nav as this may well take you to the wrong end of Byter Mill Lane which is a no-through road.
- There is no parking directly outside No.7. Nearest parking is approximately 100 yards down Byter Mill Lane (on the village end of lane) either on the roadside or on the open space where other cars are parked. Alternatively approximately 250 yards past No.7 again on the roadside

Entrance

- Access to the front of the property is via 7 steps from the roadside and a further 10 steps (8 regular and 2 shallow) before the front door.
- The steps leading to the front door have a handrail on the left hand side.
- If arriving after dark be sure to be carrying a torch as Byter Mill Lane and the steps immediately off the lane are not lit. A sensor-activated light should illuminate the front path and steps leading to the front door.

General

- Internal lighting is good throughout the property.
- Due to the relatively small size of the property, free space is limited.
- There are conventional stairs leading from the ground floor to the first floor and a “Hit and Miss” staircase leading from the first floor landing to the Den in the attic space.

Living Areas

- The main ground floor living area is an open plan living room/kitchen diner. The dimensions of this area are approximately 6.76m by 3.94m.
- Access to the ground floor toilet and the main staircase is via the doorway in the kitchen and up a single step to reach them both.
- Furniture is movable.
- There is a “Den” situated in the converted attic space. This is accessed by the Hit and Miss staircase off the first floor landing. This room measures approximately 4.94m by 4.21m. There is some movable furniture in this space.

Kitchen/Diner

- There are numerous kitchen units which are white and a red quartz work surface.
- There is a wooden dining table with two chairs and one bench. All are movable.
- The dishwasher and washing machine are both located within the kitchen.

Bedrooms

- Bedroom 1 is a double (3.25m by 3.2m) with a fitted wardrobe and space around both sides of the bed.
- Bedroom 2 is a twin room (3.48m by 2.57m) with a wardrobe and space between the two beds.
- Both bedrooms are off the first floor landing.

Bathroom

- There is one bathroom/toilet situated on the first floor. Approximate space 2.25m by 2.16m.
- The bathroom suite is white and the tiling green.

Outside Spaces

- To the front of the property and accessed via sliding glass doors from the living room is a decked balcony.
- In the lower front garden, accessed from the front path, is a decked area with movable table and chairs.
- To the rear of the property there is a garden accessed from the doorway in the kitchen and then by steps. The surfaces are uneven, gravelled and generally on a slope. At the top of the rear garden is a decked terrace with table and chairs. The rear garden is not suitable for unsupervised small children or the elderly and use of the rear garden is taken at the holidaymakers' own risk.

Additional Information

- The nearest railway stations are Paignton, which is 4.5 miles away, and Totnes, which is 4.8 miles away. The nearest bus stop is in the village centre approximately half a mile away.
- The nearest hospital with full A&E services is Torbay Hospital, which is 8.5 miles away, and Minor Injury Units (not 24 hour) in Paignton, which is 4 miles away, and Totnes, which is 4.8 miles away.
- Mobile phone reception is not strong.