

## **Access Statement The Gables**

### **Introduction**

The Gables is a cottage set in a stunning location in Kingswear, overlooking the Dartmouth estuary and Hillhead creek.

The property is set in a spacious garden with a large balcony.

### **Pre-Arrival**

For bookings please contact:

Blue Chip Vacations

Tel: 01803 855282

Fax: 01803 881029

[www.bluechipvacations.com](http://www.bluechipvacations.com)

[info@bluechipvacations.com](mailto:info@bluechipvacations.com)

### **Arrival & Car Parking Facilities**

- Two designated off road parking spaces are available on tarmac as well as unrestricted parking in the road. Dogs are welcome, by agreement with Blue Chip.

### **Main Entrance, Reception & Ticketing Area**

- The main entrance is accessed through a single gate way down a path and slope to the entrance. There is outside lighting illuminating the path, as well as a handrail.

### **Living areas**

- Sitting Room
- A light and spacious room with a large bay window that affords panoramic views across the river and countryside.
- Furnished with a three-seat and a two-seat sofa, coffee table and gas effect fire.
- Entertainment is provided by a TV with DVD player.

### **Dining Area**

- A separate dining room with table and four chairs.

- Sweeping views from the bay window.

## **Bedrooms**

### Master Bedroom

- A light and airy room with sweeping views across the river.
- Furnished with a metal framed double bed, 5 drawer chest and dressing table.

### Bedroom Two

- Views from the large bay windows across the countryside.
- Furnished with two single beds and storage.

### • Bedroom Three

- Views to the garden.
- Furnished with 2x single beds and storage.

## **Bathroom, Shower-room & WC [En suite or Shared]**

### Main Bathroom

- Located on the first floor there is a stylish family bathroom comprising a bath with shower over, WC and washbasin.

### Shower Room

- Located on the ground floor is shower comprising of a shower cubicle with electric shower and WC and washbasin.

## **Kitchen**

- An open plan area with a range of modern quality units.
- Fully fitted with an American double fridge/freezer, oven, grill and 4-ring gas hob.
- Full utensils and accessories including microwave, kettle and toaster.
- A separate utility room with a washing machine.

## **Additional Information**

- Evacuation is by the front door or back door.
- Smoking is only permitted outdoors
- The house is located in a quiet position away from the road
- Mobile phone signal is good.



The Gables offers great views across the valley and across the River Dart to Dartmouth. The village centre, with its convenience store and pubs, is a 10-minute walk away. Dartmouth is an easy hop across the river on any of the frequent foot passenger and car ferries that run throughout the day and evening. From Kingswear, you can also travel along the English Riviera in style on the Dartmouth and Paignton Steam Railway.

- Kingswear Village Stores will do deliveries free of charge to Blue Chip properties located in Kingswear. They stock a good range of general produce in addition to cider, fruit, vegetables and meat all of which are locally sourced. If you would like to arrange a delivery for your arrival day or during your stay please call them on 01803 752291. Payment is by cash or cheque on delivery and all orders must be placed 48 hours in advance. Deliveries are available Mon-Sat 7am-6pm; unfortunately there are no deliveries on a Sunday.
- Please note: The Gables is accessed down a series of steps and a sloping path.