

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for 14 Prospect Road, Brixham

Introduction

A spacious Victorian terraced property with harbour views, a short walk to the town and harbour with bus and ferry routes to Paignton, Torquay and Dartmouth. The property sleeps 7 people and has 4 bedrooms.

Pre-Arrival

- For full details and a location map please refer to the Blue Chip Holidays website www.bluechipholidays.co.uk. Alternatively you can plan your journey by car or public transport using www.transportdirect.info using postcode TQ5 8HS.
- The nearest railway station is Paignton.
- The nearest bus stop is at Fuzham Green.
- Road access to Prospect Road is narrow but suitable for most passenger cars and vans.

Key Collection, Welcome and Car Parking

- The key collection should be arranged before arrival.
- On street parking is available in Prospect Road and at Fuzham Green.

Entrance to Property

- There are 15 steps up to the front terrace and one step up to the front door.
- The porch light switch is situated on the left hand side upon entry through the front door.

Halls, Stairs, Landings, Passageways

- The hall, stairs and landings are well lit with ceiling lights.
- The floor coverings are short pile carpet.
- There is staircase to the first floor landing with 3 steps to the first floor passageway leading to the staircase to the second floor. Please note that the balustrade to the landing on the second floor is lower than usual and care should be taken.

Sitting Room/Lounge

- The lounge room is situated on the ground floor with entry from the dining room.
- The lounge is furnished with two sofas, two arm chairs, coffee table and lamp table.
- There is a widescreen digital HD television with built in DVD player and a Humax Foxsat box.
- Lighting is natural daylight, ceiling lighting at night and a table lamp.
- The flooring is short pile fitted carpet, there is also a rug.

Dining Room

- The dining room is situated on the ground floor with level entry from the hallway and into the lounge and kitchen.
- The room is furnished with a dining table, 8 chairs and 2 bookcases.
- Lighting is natural daylight and ceiling lights.
- Flooring is short pile fitted carpet.

Kitchen

- The kitchen is situated on the ground floor with level access from the dining room.
- The kitchen is fitted with sink, electric oven, gas hob, microwave, fridge/freezer, dish washer and coffee machine.
- Lighting is natural daylight and ceiling spot lights.
- The floor is tiled.

Bedrooms and Sleeping Areas

- On the first floor there is a King size bedroom with double wardrobe and a twin bedroom with a single wardrobe.
- On the second floor there is a small room with a cot bed and a double bedroom/en-suite shower room with double wardrobe. These two bedrooms have restricted head height in some places and dormer windows.
- Lighting to all bedrooms is natural daylight, ceiling spot lights and bedside table lamps the flooring is short pile fitted carpets.

Bathrooms, Shower-rooms and Toilets

- There is a downstairs toilet & wash hand basin located off the utility room with natural lighting and ceiling spot light, the floor is tiled.
- The main bathroom is situated on the first floor with level entry from the landing and includes toilet, basin and bath with shower with natural lighting and ceiling spot lights, the floor is tiled.
- The en-suite to the double bedroom on the second floor has level entry from the bedroom and includes toilet, basin and shower with ceiling spot light and wall light, the floor is tiled.

Laundry/Utility Room

- The utility room is accessed via one small step from the kitchen.
- There is a washing machine and tumble dryer, both are front loading.
- Lighting is natural daylight and ceiling spot light, the floor is tiled.

Additional Information

- Pets are welcome. The nearest dog exercise area is at Furzham Green and Battery Park.
- There a rear courtyard with decked area & benches.
- Mobile phone receptions are very good.
- There nearest Hospital with an A&E unit is in Torquay, there is also a small injuries unit in Brixham, further information is in the welcome folder.