



## **Access Statement for Pilots Rest**

### **Introduction**

Our self-catering property is a cottage which sits above Brixham Harbour. We have tried to provide as much information as possible in this statement but if you have any queries, please do call. We look forward to welcoming you.

### **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 and Car Parking Facilities**

- As you come up the sloping road from the quay, there is a sign on the side of the building which says "PILOTS". The white double glazed door to the property is clearly marked with the words "PILOTS REST" and the number "47A".
- On arrival, guests can park across the street from Pilots Rest on the double yellow lines just to unload their luggage.
- The property does not have any assigned parking; however, there is a council car park close by. After parking, guests can return to Pilots Rest along a 200 metre flat walkway adjacent to the sea, then doubling back on themselves up the 120-metre slope mentioned earlier (i.e. via the 28/10 steps or along the side of the road).

### **Main Entrance/Hall**

- The front door (hinged on left) is 76 cm wide with a keyhole 124 cm high.
- There is a step (23 cm high) from the road into the hallway which is 84 cm wide at its narrowest point.
- Once in the hallway, there are 13 steps to the upstairs landing.
- The hallway leads to the bathroom and the living room, and there are two cupboards under the stairs and a small cupboard for the electric circuit board.
- Heating is via a panel heater situated behind and to the left of the front door.
- Flooring is short pile carpet.

## **Bathroom**

- Door is 64 cm wide.
- Contains a bath (55 cm high) with plastic shower screen and shower with flexible head and unlimited hot water. Shower controls are 145 cm from base of bath. Taps are on the side of the bath easily reachable, though it should be noted that the bath area is very large and the water tank is incapable of filling the bath to a height of more than 6-8cms with hot water.
- Sink is built into the ledge by the window; the lip of the sink is 84 cm high.
- Toilet seat height is 45 cm; there is 12 cm of space to the left of the toilet and 20 cm of space to the right.
- Flooring is ceramic tile.
- Bathroom is well lit with plenty of natural light during day and with modern spotlights at night.

## **Living Room**

- Door is 73 cm wide.
- There are two sofas, one two-seat and one three-seat, the latter converting to a double sofa bed if needed. Both sofas are set back next to the walls of the living room.
- There is a coffee table (moveable) in the centre of the room.
- There are two large shelf units in the corner of the room with books, local information and DVDs at an easily reachable height.
- There is a digital TV with DVD player, both with remote controls.
- Heating is via a panel heater behind the three-seat sofa and an electric wall fire, the controls for which are sited underneath the bottom of the fire surround.
- The patio doors for the window open into the room. The door handles are 114 cm high and there is a safety railing outside the doors.
- The flooring is short pile carpet with one 135 cm x 197 cm rug in the middle of the room.

## **Stairs and First Floor Landing**

- There are 13 stairs in total; one stair up to three wider irregular stairs which turn the corner at the bottom and then nine stairs to the landing which is 115 cm by 132 cm wide.
- There is a banister one-third to two-thirds of the way up the stairs and a handrail covering the last third.
- There is a mains-wired smoke detector on the ceiling.
- Flooring is short pile carpet.

## Bedroom

- Door is 73 cm wide.
- There is one king sized bed (160 cm across and 50 cm from floor to top of mattress) with 55 cm of space to the left of the bed and 75 cm of space to the right.
- All bedding is Egyptian cotton. Non-feather pillows and duvet can be provided on request.
- There is a two-draw chest 55 cm high on each side of the bed with a lamp on each (on/off pull cords) and a DAB digital radio on the right chest.
- There are two wardrobes; one single with nine baskets for storage (top to bottom) and one mirrored double wardrobe with two baskets and a shelf at the bottom, a set of trouser hangers (118 cm high) and a number of wooden hangers on a bar at the top.
- There is a dressing table 55cm across and 74 cm high with a stool 50 cm high and 50 cm across.
- Heating is via a panel heater on the wall to the left of the bed.
- Flooring is short pile carpet.

## Kitchen/Dining Area

- Door is 73 cm wide.
- In the centre of the room, there is a black stone round table (90 cm across and 71 cm from the floor to the underside of table) with one central leg and four small feet extending 35 cm each from the centre – the table can be moved if necessary. There are also four moveable padded chairs with arms.
- Worktop height is 92 cm; colour scheme is black worktops with white cupboard doors.
- Cooker is electric with ring controls at the front and a drop down oven door; height of lowest shelf is 50 cm and can be accessed from the side. Hob is 94 cm from floor.
- Sink is 93 cm high with cupboards underneath.
- Fridge freezer has freezer compartment at bottom and fridge compartment at top. Doors are hinged on left. Fridge compartment lowest shelf is 114 cm from floor.
- Washing machine door handle is 45 cm from flooring. Powder compartment is 80 cm from floor.
- Dishwasher controls/handle are 76 cm from floor with drop down door – interior can be accessed from side.
- There are a number of cupboards above the worktops but items stored therein can be moved to lowered cupboards if required.
- The patio doors for the windows open into the room. The door handles are 112 cm high and there is a safety railing outside the doors.
- Heating is via a panel heater on the right-hand wall.
- Kitchen is well lit with plenty of natural light during day and with modern spotlights at night.
- Flooring is laminate.

### **Additional Information**

- This is a non-smoking property.
- Small well-behaved dogs are welcome on request; though please note that a small additional cleaning charge may be made.
- The nearest bus stop for the property is 180 metres away; from the bus stop, the first 60 metres of the road is flat then it slopes upwards – Pilots Rest is 120 metres further along the road. At the 60m point, you can either stay on the pavement or go up the road. The pavement rises above the road, incorporating 28 steep steps up, followed by 10 gentle steps up; then there is a 30m gentle downwards slope at the bottom of which are 3 steps down and a step up to the next pavement which inclines gently up the road – Pilots Rest is 30m along on the opposite side of the road. The property can also be accessed via the road but there is no pavement until 90 metres up the slope.
- The nearest train station is at Paignton approximately five miles away; there is a bus station across from the railway station where you can catch a bus to take you into the centre of Brixham. You can then catch a second bus to take you to the nearest bus stop for the property. There is also a taxi rank next to Paignton train station and next to Brixham bus station.
- If requested and pre-paid, we can arrange for shopping to be delivered on arrival.