



## **Access statement – 32 Salcombe Retreat**

### **Introduction**

- Our self-catering Lodge is detached and a one floor development.
- Access to the Lodge is by a flight of four steps, leading to the front door.
- We have aimed to provide as much information as possible. If you have any queries 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](http://www.bluechipvacations.com)

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

### **Arrival/Parking**

- Salcombe Retreat has a secure gated enclosure (gate swipe card will be provided).
- You will be able to drive up to the Lodge entrance where there will be one parking space for your vehicle in front of the main door. Other parking spaces are available on site.
- A map of the location can be found on Blue Chip Vacations website.



## Entrance

- Access to main Lodge door is up four small wooden steps. Width of stairs when the main door is open is 74cm. Height of flight of stairs is 77cm.
- The door to the lodge is UPVC and opens directly into the living space.
- The flooring is laminated, (wood effect) and the walls are grey.
- There are outside down lights at the entrance and also around one side of the property to the decking area.

## Living Areas

- The entrance door goes directly into the open plan living area and kitchen area. This entrance area is 229cm wide and the length including living space is 725 cm long.
- The main part of the living room is 470cm by 470 cm.
- The flooring is laminated throughout (dark wood effect).
- The walls are light grey colour.
- The settee is light brown leather effect and seating is 44cm high.
- There are two cream woollen rugs, one near the settee with wooden coffee table, 31cm high. The other is under the dining table and six dining chairs. Height of table 76 cm. They are movable but the table is heavy.
- The TV and DVD recorder are on a glass stand 50 cm high. There is a good TV reception with freeview.
- There is a wooden trunk and a movable spot light.
- All furniture is movable.
- There is a gas fire which is seated on a plate glass floor surround 85 x 110 cm. This comes out into the room.
- The lighting is from the ceiling.



## **Kitchen**

- Entrance to kitchen area is 128cm wide and level from the lounge.
- Walls are grey and the floor has stone effect vinyl tiles.
- The kitchen is 300 by 225 cm and has a sloping ceiling with a skylight.
- The units are pale blue, 92 cm high. Some of the higher units are glass fronted.
- The surface is grey/black.
- There is a built in stainless steel oven, including hob and there is a microwave.
- There is a two-drawer stainless steel dishwasher.
- There is a washing machine/ tumble dryer.
- There are down lights through out the kitchen area and a fire extinguisher and fire blanket.
- Skylight in ceiling.
- Radio / music system.
- Large stainless steel fridge freezer is situated outside of the kitchen area between front door and hallway.

## **Hallway**

- The bedrooms and bathrooms are accessed through a hallway with laminated flooring all on the same level as the living areas. The entrance when door is open is 57cm wide.

## **Bedroom One**

- This is situated at the far end of the corridor.
- Door opens to 57cm.
- Room is 303 by 296 cm.
- There is a double 4ft 6 divan bed, height 53cm.
- There are built in wooden wardrobes.
- Two wooden bedside shelves height 59cm with attachable bedside lights.
- There is a skylight window which opens, with a blind.
- There is down lighting.
- The walls are grey and the carpet is beige.
- Radio / music system.



### **En suite shower room**

- Accessed through the bedroom and also another door to the hall.
- Door width of 57cm.
- The size of the room is 147 by 147 cm.
- The bathroom suite is white.
- Toilet is 40 cm high.
- Basin is 87cm high.
- The shower has a glass-fronted door.
- There are down lights throughout and a light over the mirror.
- The room is carpeted with beige carpet.

### **Bedroom Two**

- This is situated at the end of the hallway.
- Door opens to 57cm.
- Room is 225 by 306 cm.
- There is a 4ft 6 double divan bed – height 53 cm.
- There are two wooden bedside shelves, height 59cm. These are attached to the wall with bedside lights on each one.
- There is a large wall mirror with lights.
- There is a main centre light.
- There is a doorway 57cm wide into a walk in wardrobe with shelves and a hanging area for clothes and suitcases. 170 by 122 cm.
- Door through this wardrobe to the bathroom.
- The carpet is beige.

### **En Suite Bathroom**

- Access door way 57cm wide
- Bathroom 170 by 188cm.
- The bathroom suite is white.
- The toilet is a height of 40 cm, and the basin is a height of 87cm. The bath is a Jacuzzi bath - height 57cm.
- There are tiles on the walls and the floor has a beige carpet throughout.
- There are down lights and a light over the sink area.



## **Outside spaces**

### **Patio/ Decking**

- The patio can be accessed through double doors opening from the living room area. The doors open outwards. Width 165 cm.
- There are three wooden stairs down from the lounge at a drop of 58cm.
- The patio is wooden and 610 by 288 cm.
- There is a wooden table and four chairs. Height of table is 74cm.
- There is a large umbrella and metal stand.
- All furniture is movable.
- There is an outside entrance to the patio through a gate 112 cm wide.

### **Additional Information**

- The mobile phone reception is not good but a better signal can be had outside the Lodge.
- The site includes a fenced dog exercise area; children's play equipment and a large open field for ball games.