



R E T R E A T S

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 "3 Waves"

3 Waves, Tregurrian Hill, Watergate Bay, TR8 4AY, CORNWALL

### Introduction

3 Waves is a contemporary 1-bedroom apartment that sleeps up to 4 people and is located within the popular Waves development at Watergate Bay in Cornwall. The property is south facing and enjoys sea views. The beach and nearest restaurants are within 100m walking distance down the hill.

For bookings please contact Beach Retreats on 01637 861 005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### Pre-arrival Information

The nearest train station is Newquay 3 miles (15 min drive) south from Watergate Bay.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 2 miles (5 min drive) north from Watergate Bay. Local bus route 556 runs regular services between Newquay, Watergate Bay, Newquay Airport and Padstow. (For bus times and fares please visit [http://www.firstgroup.com/ukbus/devon\\_cornwall/journey\\_planning/](http://www.firstgroup.com/ukbus/devon_cornwall/journey_planning/)). The bus stop is right outside the apartment building.

Taxis are available at Newquay train station or can be ordered at the airport on arrival. For pre-booking a taxi we recommend Trenance Cars, tel 01637 262626. Accessible taxis are available on request from A2B taxi, tel 01872 272989.

The nearest mobility shop, Independent Living, can be found in Newquay, address 3 St George's Road, Newquay TR7 1RE. Tel 01637 498015. They also provide equipment hire.

## Arrival, Parking and Key Collection

The apartments are located in the centre of Watergate Bay. When driving from Newquay and arriving in Watergate Bay, take a sharp turn right towards the airport. The access to the apartment car park is located on your left about 10m up the hill.

Access to the car park is restricted by an automated bollard that can be opened by entering a code on a keypad on the wall on the left.

The apartment has an allocated parking space for 1 car. It is the first bay in the middle car port. Visitors are welcome to use two pay & display car parks that are both located within a short walking distance from the apartments.

The car parking surface is level with block pavement and tarmac. The parking area is well lit.

Key collection details and the gate access code will be provided with your booking confirmation.

## Entrance to Property

Access from the car park to the building is step free. The entrance door to the building is 80cm/31.5" wide with no threshold. The public areas have non-slip vinyl flooring and are well lit by motion sensor lights.

Apartment number 3 is located on the first floor and can be accessed via steps or lift.

There's seating available in the entrance lobby.

The lift is located on the right from the entrance; the doors are automatic, 80cm/31.5" wide. The lift will accommodate 6 standing people or max 630kg.

The stairs are located next to the lift. There are 16 steps leading up to the first floor, each 20cm/7.9" high.

There's a fire door at the end of the landing opposite the lift (77cm/30.3" wide). Another fire door on the right (76cm/30" wide) leads into the corridor where the apartment is located. Apartment 3 is the first door on the right.

## Hallway

The entrance to the apartment is 79cm/31.5" wide and opens into a 116cm/3'9" wide entrance hall. The hallway has laminate flooring, is decorated in neutral colours and well lit. Doors lead off into the open plan kitchen/living area, the bathroom and the bedroom.

## Sitting Room and Dining Area

There's level access from the hallway into all rooms, including the open plan kitchen/diner and living area. The doorway opening to the dining area is 78cm/30.7" wide. The layout is level with laminate floor throughout. All furniture can be moved.

The living area has a 2-seater sofa bed, an armchair, a chest of drawers, side table and a wall mounted TV.

A 80cm/31.5" wide door opens onto a balcony.

The dining area has a 77cm/30.3" high table with 63cm/24.8" clear space underneath and 4 chairs without armrests. The dining area opens into the sitting area, leaving ample space around the table.

All furnishing is neutral in colour; the room is well lit by windows and pendant lights.

## Kitchen

The open plan kitchen is part of the dining/living area and comes with a range of appliances including fridge-freezer, oven, electric hob, dishwasher and a washing machine/dryer.

The oven (75cm/29.5" high) has a drop down door.

The lowest drawer in the fridge is at the height of 94cm/37", the highest shelf at 154cm/5'. The freezer is located on the floor level.

The height of the worktops, the hob and the basin is 92cm/36.2". The basin has a dual control mixer tap. Crockery & glasses are located in the higher level cupboards but can be moved down on request. The microwave is built into the upper level cupboards and is at the height of 145cm/4'9".

The kitchen has laminate flooring and is well lit by spotlights and a window.

## Bedroom

The bedroom can be found straight from the entrance. The doorway opening is 78cm/30.7" wide. The bedroom is decorated in neutral colours and has laminate flooring.

The bed is a 6ft super king size. The bed height is 67cm/26.3" from the floor to the top of the mattress, there's no space underneath the bed. The widest space around the bed is 160cm/5'3".

The fittings include 2 bedside cabinets, a chest of drawers, an armchair and a built in wardrobe with a clothes rail at the height of 141cm/4'7". All furniture can be moved.

The bedroom is well lit by 2 bedside lights and a pendant light.

Non-allergenic bedding can be provided on request.

## Bathroom

The bathroom is located on the immediate left from the entrance. The door is 79cm/31.1" wide and step free.

The bathroom has a bath (57cm/22.4" high and 57cm/22.4" wide) with an overhead shower. There are handles on both sides inside the bath tub.

The shower controls are at the height of 115cm/3'9" from the bottom of the bath.

The toilet seat is 38cm/15" high; the basin has a single lever mixer tap and is at the height of 77cm/30.3".

The bathroom has a tiled floor and is well lit by spotlights and a shaving light.

## Utility Room & Storage

The washer/dryer is located in the kitchen. There is a small storage/cleaning cupboard in the apartment.

There's a secure storage cage and bicycle store on the ground floor that can be accessed step free through the lobby or through the car park on the far right side of the building.

## Outside Area/Patio

The property has a balcony that can be accessed through the living area. The door width is 80cm/31.5" with a 18cm/7.1" step. The balcony measures approximately 250cm x 270cm/8'2" x 8'10" and has a table with 4 chairs.

There are also communal gardens in the back of the building. The garden is multi-levelled and the pathway running up at a steep angle has an uneven surface.

## Additional Information

The property is non-smoking, including outside areas. There is underfloor heating throughout. All light switches are at a height of 115cm/3'9".

The property is pet friendly.

The nearest hospital with minor injuries unit is located in St Thomas Road in Newquay, TR7 1RQ. Telephone 01637 834 800, opening hours 08:00 – 22:00 daily.

The nearest A&E with 24hr service is located at Royal Cornwall Hospital (Treliske) in Truro, TR1 3LJ, telephone 01872 253 111.