



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 "5 The Beach House"

5 The Beach House, Porth Beach Road, TR7 3DR, CORNWALL

### Introduction

5 The Beach House is a beautifully decorated 3 bedroom apartment overlooking the sands in Porth. The beach is just across the road and the nearest public house and shop are about five minutes' walk up 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 1.8 miles (5 min drive) south from Porth.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 4.2 miles (10 min drive) north from Porth. 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/)).

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

From the Airport follow signs towards Newquay (B3276). When you reach Porth and cross the bridge with the beach on your right, take a turn right after 500 yards into Porth Beach Road. Follow this road for about 75 yards and turn into the driveway on the right hand side. The Beach House is located halfway along this driveway (the second of three buildings) right opposite the beach.

From Newquay, drive along Henvy Road until the double roundabout and take a left turn towards Watergate Bay and Porth (B3276). Drive along this road (Alexandra Road) for approx 250 yards then turn left into Porth Beach Road. Follow this road for about 75 yards and turn into the driveway on the right hand side.

Apartment 5 has allocated parking for one car in front of the The Beach House building (the second bay on the right). The car parking surface is slightly sloped with tarmac and block pavement running towards the back of the building where the entrance is located. The parking area and the entrance are lit by motion sensor lights.

There is 1 visitors bay serving the whole building and is allocated on first come first served basis. The closest pay & display car park is on the beach just outside the Beach House; further parking is available 400m uphill along the road (a holiday park car park across the bridge and to the right).

The beach can be accessed by walking along the driveway or taking the stairs down from the car park (13 steps, 15cm/6" tall).

Key collection details will be provided with your booking confirmation.

## Entrance to Property

A level paved pathway leads from the car park to the main entrance. The entrance to the building is 100 cm/3'3" wide with no threshold.

The entry hall has a built in low pile mat and tiled flooring.

Apartment 5 is located on the first floor which can be accessed via stairs or a lift. There are 16 carpeted steps leading up, each 19cm/7.5" high with a handrail on the left.

The lift is situated left from the entrance and has door opening of 79cm/31.1". The lift measures 110 x 135 cm/3'7" x 4'5" and has a maximum capacity of 8 people.

The entrance hall is lit by windows and motion sensor lights.

Number 5 is the door on the left opposite the lift.

The entrance door to the property is 86cm/33.8" wide, step free and opens into a 118cm/3'10" wide hallway.

## Hallway

The hallway has level carpeted floor and is well lit by windows and pendant lights. Doors lead off to the bedrooms, the family bathroom and the sitting area.

## Sitting Room and Dining Area

The door leading to the open plan sitting/dining area is 87cm/34.2" wide.

The sitting area has a 2-seater leather sofa, 2 armchairs, a coffee table and a TV cabinet. There are wide spaces around the furniture, all of which can be moved.

The dining area has a 76cm/30" tall wooden table with 65cm/25.6" clear space underneath and 5 chairs without armrests. The dining area is open plan with ample space around the table.

The sitting/dining area has low pile carpeted flooring. The furnishing and floors have good colour contrast; the room is lit by windows, wall mounted lights and spotlights.

French doors (2 x 66cm/26") open onto a balcony.

## Kitchen

The kitchen is located just off the dining area and has level access.

The kitchen has contemporary fitted units including oven, ceramic hob, microwave oven, fridge freezer, dishwasher and washer/dryer.

The oven is 73cm/28.7" high with a drop down door. The microwave is located on the worktop on the right hand side and is at the height of 91cm/35.8".

The work surface with cupboards and food preparation area surrounds the kitchen on 3 sides with 110cm/3'7" space in between. The height of the worktops and the hob is 91 cm/35.8". The basin has a dual control mixer tap. Crockery & glasses are located in the wall units at the height of 140cm/4'7" but can be moved down into lower level cupboards upon request.

The lowest drawer in the fridge is at the height of 103cm/3'4", the highest shelf at 171cm/5'7". The freezer compartment is on the floor level.

The kitchen has a vinyl floor and is well lit by spotlights.

## Bedrooms

The bedrooms have step free access. Non-allergenic bedding is provided.

### BEDROOM 1

Bedroom 1 is the third room on the left from the entrance. The door opening is 87cm/34.2" wide.

The bedroom is decorated in neutral colours and has low pile carpeted flooring.

The bed is a 150cm/5ft king size with the height of 56cm/22" from the floor to the top of the mattress and 27cm/10.6" clear space underneath. The widest space around the bed is 85cm/33.5".

The fittings include 2 bedside cabinets, a chest of drawers and a wardrobe with a clothes rail at the height of 177cm/5'9". Furniture can be moved.

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

A 60cm/23.6" wide sliding door opens to a balcony. The door has a 5cm/2" step.

There's level access from the bedroom to an en-suite bathroom through a 77cm/30.3" wide door.

### EN-SUITE BATHROOM

The en-suite bathroom has a shower and a toilet.

The shower enclosure has a 25cm/10" step and measures 85cm x 85cm/33.5" x 33.5". The shower controls are at the height of 110cm/3'7". The shower enclosure opening is 52cm/20.5" wide.

The toilet seat is 40cm/15.7" high. The wash basin has a single lever mixer tap and is at the height of 85cm/33.5".

The bathroom has a tiled floor, is decorated in neutral colours and well lit by spotlights.

### BEDROOM 2

Bedroom 2 is the second room on the left from the entrance. The door opening is 87cm/34.2" wide. The bedroom is decorated in neutral colours and has low pile carpeted flooring.

There are two 90cm/3ft beds. The height of the beds is 58cm/22.8" from the floor to the top of the mattress with no clear space underneath. The widest space in the room is the gap between the two beds - 60cm/23.6".

The fittings include a chest of drawers, a bedside cabinet and a wardrobe with a clothes rail at the height of 177cm/5'9". The furniture can be moved.

The room is well lit by dual aspect windows, a pendant light and a bedside lamp.

### BEDROOM 3

Bedroom 3 is the first room on the left from the entrance. The door opening is 87cm/34.2" wide.

The bed is a 150cm/5ft king size with the height of 54cm/21.2" from the floor to the top of the mattress and 26cm/10.2" clear space underneath. The widest space around the bed is 77cm/30.3".

The furniture consists of 2 bedside cabinets, a dressing table and a wardrobe with a clothes rail at the height of 177cm/5'9".

The bedroom is decorated in neutral colours and has low pile carpeted flooring. The room is well lit by windows, bedside lamps and a pendant light.

## Bathroom

The family bathroom is located on the right from the entrance. The door is 88cm/34.6" wide and step free.

The bathroom fittings include a toilet and a bath with an overhead shower.

The bath is 56cm/22" high and 57cm/22.4" wide. The shower controls are at the height of 105cm/3'5" from the bottom of the bath.

The toilet seat is 40cm/15.7" high. The wash basin has a single lever mixer tap and is at the height of 85cm/33.5".

The bathroom has a tiled floor and is decorated in neutral colours and well lit by spotlights.

## Utility Room & Storage

There's a small storage cupboard located next to the entrance.

No outdoor storage is available.

## Outside Area

The apartment has 2 balconies that can be accessed through the living area and Bedroom 1.

The balcony off the sitting room measures 130cm x 350cm/4'3" x 11'5" and has a table and 4 chairs without armrests.

The balcony off the bedroom measures 145cm x 280cm/4'9" x 9'2".

## Additional Information

The property is non-smoking. The apartment is centrally heated.

Non-allergenic bedding is provided.

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.