



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 "10 The Beach House"

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

Introduction

10 The Beach House is a beautifully decorated 2 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

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/).

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 10 has allocated parking for one car in front of the The Beach House building. 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, it 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 building entrance door is 100 cm/3'3" wide with no threshold.

The entry hall has a built in low pile mat and tiled flooring. It is well lit by windows and motion sensor lights.

Apartment 10 is located on the second floor which can be accessed via stairs or a lift. There are 32 carpeted steps leading up, each 19cm/7.5" high with a handrail on the left.

There is an 85cm/33.5" wide fire door at the top of the stairs leading to the corridor where the apartment is located.

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.

Number 10 is the apartment on the right hand side opposite the lift.

Hallway

The entrance door to the apartment is 86cm/34" wide, step free and opens into a 103cm/3'4" wide hallway.

The hallway has level laminate flooring and is well lit by spotlights.

Doors lead to the bedrooms, the family bathroom and the sitting/dining area.

Sitting Room and Dining Area

The open plan sitting and dining room can be found at the end of the hallway. The door opening is 86cm/34" wide.

The sitting area has a 3-seater sofa, 2 armchairs, a coffee table and a TV cabinet. There are wide spaces around the furniture, all of which can be moved.

3 x 65cm/25.6" folding doors open onto a balcony.

The dining area has a 75cm/29.5" tall table with 65cm/25.6" clear space underneath and 4 chairs without armrests. The dining area opens into the sitting area and the kitchen, leaving ample space around the table.

The sitting/dining area has laminate flooring. The furnishing and floors have good colour contrast; the room is well lit by a window, wall mounted lights and spotlights.

Kitchen

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

The contemporary fitted units include an 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 at the height of 92cm/3ft.

The work surface with cupboards and food preparation area surrounds the kitchen on 3 sides with 108cm/3'6" space in between. The height of the worktops and the hob is 92cm/3ft". The basin has a dual control mixer tap.

Crockery & glasses are located in the wall units at the height of 142cm/4'8" but can be moved down into lower level cupboards upon request.

The lowest drawer in the fridge is at the height of 104cm/3'5", the highest shelf at 157cm/5'2". The freezer compartment is at the floor level.

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

Bedrooms

The bedrooms have step free access. Non-allergenic bedding can be provided on request.

BEDROOM 1

Bedroom 1 is located on the far right from the entrance. The door opening is 87cm/34.2" wide.

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

The bed can be made into either a 180cm/6ft super king size or 2 x 90cm/3ft single beds. The bed height is 65cm/25.6" from the floor to the top of the mattress, there is no space underneath the bed.

The widest space around the bed is 175cm/5'9".

The fittings include 2 bedside cabinets, a chest of drawers, 2 chairs without armrests and a wardrobe with a clothes rail at the height of 165cm/5'5". Furniture can be moved.

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

A 60cm/23.6" wide sliding door opens to a Juliet balcony.

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 52cm/20.5" opening with a 25cm/10" tall step and has an acrylic base. The shower enclosure measures 80 x 80cm/31.5" x 31.5". The controls are at the height of 120cm/4ft.

The toilet seat is 40cm/15.7" high. The wash basin has a single lever mixer tap and is at the height of 86cm/34".

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

BEDROOM 2

Bedroom 2 is the first door on the right. The door opening is 87cm/34.2" wide.

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

The bed can be made into either a 180cm/6ft super king size or 2 x 90cm/3ft single beds. The bed height is 62cm/24.3" from the floor to the top of the mattress, there is no space underneath the bed.

The widest space around the bed is 120cm/4ft (if made into twins).

The furniture consists of 2 bedside cabinets, a chest of drawers and a wardrobe with a clothes rail at the height of 165cm/5'5".

The bedroom is decorated in neutral colours and has laminate flooring. The room is well lit by a window, bedside lamps and a pendant light.

Bathroom

The family bathroom is located on the left from the entrance. The door is 90cm/35.4" wide and step free.

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

The bath is 54cm/21.2" high and 57cm/22.4" wide. The shower controls are at the height of 115cm/3'9" 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 84cm/33.1".

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 between the two bedrooms.

No outdoor storage is available.

Outside Area/Patio

The apartment has a balcony that can be accessed through 3 x 65cm/25.6" folding doors in the living area. The balcony measures 3m x 1.2m/9'10" x 4' and has a little table with 4 folding chairs.

Additional Information

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

Non-allergenic bedding can be provided on request.

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.