



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 "Minver"

14 The Village, Watergate Bay, TR8 4AA, CORNWALL

### Introduction

Minver is a modern 2-bedroom, 2-floor luxury eco-house located in ever popular Watergate Bay village in North Cornwall. The property occupies an elevated position up a hill behind Watergate Bay Hotel and enjoys distant views of the Atlantic Ocean beyond. The beach and nearest restaurants are within 300m 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/)).

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

Watergate Bay Village parking can be found up Trevarrian hill, about 50m past the Watergate Bay hotel on the left hand side.

Minver has an allocated parking space for 1 car. Visitor spaces are available in the middle of the car park; these are filled on a first come first served basis.

Key collection details will be provided with your booking confirmation.

## Entrance to Property

The property is located on the second level of the development.

A stairway on the right leads up from the car park to all properties. Access to the first level is step free; there are 16 steps from the first level to the middle level with handrails running on both sides.

Step free access from the car park is available via a steep sloping ramp on the left hand side. The path is paved and 1.2m/47" wide. There is an approximately 3 m/9ft long gravelled stretch in the beginning of the pathway as you leave the car park.

The drop-off point on the top level also offers step free access to the property; however the surface of the drop off point is uneven (paving blocks and gravel). Level pavement leads from the drop off point to the end of the row, after which a paved sloping pathway will lead down to the middle level.

Minver is the 5<sup>th</sup> house on the middle level.

There is an 18cm/7.1" step down from the pathway to the front door of the property.

The entry door is 81cm/31.9" wide and it has a low threshold of approx. 3cm/1.2".

The pathway outside of the property is lit by uplights and solar powered garden lights.

## Hall, Stairs and Landing

The front door opens into an entrance hall (144cm/4'8" wide). There's step free access from the entrance hall into an open plan kitchen/living area and the cloakroom. A stairway on the right leads down to the bedrooms. The floor of the entrance hall is wooden with a built in bristle mat and the area is well lit by a window and spotlights.

## Cloakroom

A 64cm/25.2" wide sliding door on the left opens into the cloakroom. The cloakroom has step free access and contains a small basin (height 81cm/40") and WC. The toilet seat height is 43cm/16.9". The cloakroom has a tiled floor and is well lit by a window and a spot light.

## Sitting Room and Dining Area

The door opening to the spacious open plan kitchen/diner and living area is 78cm/30.7" wide. The layout is level with wooden floors and wide spaces between furniture. All furniture can be moved.

The dining area has a 74cm/29.1" tall wooden table with 62cm/24.4" clear space underneath, 4 chairs without armrests and 2 chairs with armrests. The dining area opens into the lounge, leaving ample space around the table.

The living area has a 4-seater sofa, a rattan rug, shelves, a TV stand, a low coffee table and 2 armchairs.

2 x 187cm/6'1" wide sliding doors open to the balcony.

The furnishing and floors are neutral in colour; the room is lit by floor to ceiling windows, spotlights and pendant lights plus 2 wall mounted lights and a floor lamp in the living area.

## Kitchen

The open plan kitchen has level access. The kitchen is equipped with integral oven (75cm/29.5" high) with a drop down door and an induction hob, dishwasher and a microwave oven. Microwave is built into the wall units at the height of 149cm/5'9".

Work surface with cupboards and food preparation area surrounds the kitchen on 3 sides with 146cm/4'9" space in between. The height of the worktops and the basin is 90cm/35.4". The basin has a single lever mixer tap.

Crockery & glasses are located in upper wall units but can be moved down into lower level cupboards upon request.

The the lowest drawer in the fridge is at the height of 104cm/3'4", the highest shelf at 179cm/5'10". The freezer is located on the floor level.

The flooring is wooden and the kitchen is well lit by spotlights and natural light.

## En-Suite Bedrooms

The bedrooms are situated on the lower ground floor and can be accessed by an 88cm/34.6" wide stairway leading down from the entrance hall. There are 13 wooden steps down with a handrail running on the right. The steps are 20cm/7.8" tall.

Non-allergy bedding can be provided on request.

### BEDROOM 1

Bedroom 1 is on the left as you go down the stairs. The doorway opening is 77cm/30.3" wide and step free.

The bedroom is decorated in neutral colours and has wooden flooring.

The bed is a 6ft king size with the height of 68cm/26.7" from the floor to the top of the mattress and 25cm/9.8" clear space underneath. The widest space around the bed is in excess of 4m/13ft.

The fittings include a built in wardrobe, 2 bedside tables, a dressing table, 2 chairs without armrests and a wall mounted TV. All furniture can be moved.

The bedroom is well lit by floor to ceiling windows and spotlights, a floor lamp and 2 bedside lights.

There is direct access from the bedroom to the patio through an 86cm/34" wide door. Step height is 20cm/8". The patio is shared with Bedroom 2.

A 77cm/30.3" wide door leads to the en-suite bathroom.

### EN-SUITE BATHROOM

The en-suite bathroom has a walk in shower, a WC and a free standing double ended bath.

The shower enclosure is step free with a tiled floor and measures 90cm x 120cm/2'11" x 3'11" with an opening of 60cm/23.6". The shower controls are at the height of 120cm/3'11".

The bath is 64cm/25.2" high and 60cm/23.6" wide at the top.

The toilet seat is 41cm/16" high. The wash basin has a single lever mixer tap and is at the height of 80cm/31.5".

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

### BEDROOM 2

Bedroom 2 is opposite the landing downstairs. The doorway has no threshold and is 77cm/30.3" wide.

The bed can be made either into a 6ft king size or 2 x 3ft single beds. Minimum space around the bed is 120 cm/3'11" (when made into king size). The bed height from the floor to the top of the mattress is 68cm/27" with 25cm/10" clear space underneath.

The furniture consists of a built in wardrobe, 2 bedside tables and a wall mounted TV. Furniture can be moved.

The bedroom has wooden flooring and is decorated in neutral colours. It is well lit by floor to ceiling windows and spotlights plus 2 bedside lights.

There is access from the bedroom to the patio through 86cm/33.8" wide door. Step height is 20cm/7.9". The patio is shared with Bedroom 1.

A 77cm/30.3" wide door leads to the en-suite bathroom.

## EN-SUITE BATHROOM

The bathroom has a walk-in shower and WC.

The shower enclosure is step free with a tiled floor and measures 83cm x 117cm/2'8" x 3'10" with an opening of 56cm/22". The shower controls are at the height of 120cm/3'11".

The toilet seat is 42cm/16.5" high. The wash basin has a single lever mixer tap and is at the height of 81cm/32".

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

## Utility Room & Storage

The utility cupboard with the washing machine and tumble dryer can be found on the lower floor under the staircase. The washing machine is on the floor level with the dryer on top. The tumble dryer controls are at a height of 162cm/5'3" from the floor. Both are front loading.

There is a surf store/storage cupboard located outside the property with a wall mounted standing shower. The storage can be accessed by turning right when exiting the apartment and taking the steps down. There are 15 steps, each 20cm/7.8" high.

## Outside Area/Patio

The property has a balcony on the top floor and a patio downstairs. The patio measures 1.3m x 6.5m/4'3" x 21ft and can be accessed from both bedrooms.

The balcony (2.44m x 6.5m/8' x 21') can be accessed step free via sliding doors in the living and the dining area.

The balcony furniture consists of 2 low sunbeds, a low coffee table, a rattan sofa and 2 armchairs – all of which can be moved.

## Additional Information

The property is non-smoking, including outside areas. There is underfloor heating throughout.

The property is not 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.