



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 "25 Dunes"

25 Dunes, Ponsmere Road, Perranporth, TR6 0FJ, CORNWALL

Introduction

25 Dunes is a beautifully decorated 2-bedroom second floor apartment overlooking the sea and sand dunes on Perranporth beach.

The nearest shops and restaurants are located in the town centre, within just a couple of minutes' walk from the apartment.

For bookings please contact Beach Retreats on 01637 861 005 or visit www.beachretreats.co.uk

Pre-arrival Information

Truro is the nearest main line train station (9 miles or 20 min by car), offering regular services to the different corners of Cornwall. There is also a direct train route from Truro to London. Up to date information can be viewed on the [Trainline](http://www.trainline.com) website.

There are regular buses servicing the neighbouring towns and villages. Up to date information can be found on [The First Kernow](http://www.the-first-kernow.co.uk) website. The bus route that services Perranporth is the 87.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 15.4 miles (30 min drive) north from Perranporth.

Local taxi companies: Atlantic Taxis, tel 01872 571111 (accessible taxis available on request) and Droskyn Cabs, tel 07815 728378.

The nearest mobility shop, Tremorvah, can be found in the Threemilestone Industrial Estate near Truro, TR4 9LD. Tel 01872 324340. They also provide equipment hire.

Beach wheelchairs are available for hire from two companies in Perranporth: Perranporth Garen Charities, tel 07881 521730 and Mobius, tel 08456 430630.

Arrival, Parking and Key Collection

From the A30 heading South take the exit signposted Perranporth/Goonhavern (B3285). Follow the signs through Goonhavern, continuing on the B3285 to Perranporth. Drive into town and turn right at the mini roundabout into St Pirans Road. Take the first right into Ponsmere Road, the development is at the end of the road. Park the car in the allocated parking space and make your way to the main entrance.

The parking space can be found straight ahead as you enter the car park on the right hand side in front of the building. The parking bay is clearly signed.

Key collection details will be provided with your booking confirmation.

Entrance to Property

The car park has a block paved surface and has a gentle slope all the way to the building entrance.

There are two entrances to the building - on the ground floor level and one on the lower ground floor level. Level access into the building on both levels.

Apartment 25 is located on the second floor.

The entrance door to the building is 76cm/30" wide if opened on one side, both sides can be opened if required but the latch is at the top of the door. The entrance is well lit.

The communal entrance hall is tiled and has an embedded door mat.

A 87cm/34.2" wide door on the right hand side leads to the stairwell where the key safe is located on the lower ground floor.

A 87cm/34.2" wide fire door directly opposite the entrance leads to the lift and to the apartments.

Take the lift or stairs to the second floor. The stairs are 120cm/4ft wide with carpeted steps. There are 18 steps between each floor, each 16cm/6.7" tall. Hand rails run on both sides.

The lift entrance is 80cm/31.5" wide, the lift carries up to 9 people (max 675kg).

The apartment is on the second floor, on the left as you exit the lift or on the right as you come up the stairs.

The apartment door is 87cm/31.5" wide and opens into the hallway.

Hallway

The hallway has laminate flooring and is well lit by downlights. The hallway is 120cm/4ft wide.

Two utility rooms are located in the hallway, housing the trip switches, stop cock and washer/dryer.

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

Sitting/Dining Area and the Kitchen

The open plan sitting/dining area is on the right along the corridor. The door opening is 77cm/30.3" wide.

The sitting area has laminate flooring with a low pile rug.

The furniture includes a 2-seater sofa, two armchairs, a pouffe, a coffee table and a TV cabinet. There are wide spaces around the furniture, all of which can be moved.

The furnishing and floors have good colour contrast; the room is lit by dual aspect windows, downlights and a floor lamp.

A door on the left leads onto the balcony.

The dining area has a 76cm/30" tall round table with 72cm/28.3" clear space underneath and 6 chairs without armrests. The dining area opens into the living area, leaving ample space around the table.

There's further seating available at the breakfast bar, which is 91cm/35.8" tall and has 2 high stools.

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

The kitchen has contemporary fitted units including oven, induction hob, fridge-freezer, dishwasher and wine cooler.

The space between the low level units and kitchen island is 102cm/3'4".

The height of the worktops, hob and basin is 91cm/35.8". The basin has a dual control mixer tap. Crockery & glasses are located in the wall units at the height of 160cm/5'3" but can be moved down into lower level cupboards upon request.

The oven is 76cm/30" high with a drop down door. The microwave is located on the worktop at the height of 91cm/35.8".

The lowest shelf in the fridge is at the height of 105cm/3'5" and the highest shelf at 175cm/5'9". The freezer with 3 drawers is located on the floor level.

The kitchen has laminate flooring and is well lit by downlights.

Bedrooms

BEDROOM 1

Bedroom 1 is on the left opposite the entrance. The door opening is 77cm/30.3" wide.

The bedroom is carpeted and the room is decorated in neutral colours.

The bed is a 150cm/5ft king size with a height of 67cm/26.3" from the floor to the top of the mattress. There is no clear space under the bed. The widest space around the bed is 2m/6'6".

The bedroom furniture includes 2 bedside tables, a dressing table with a stool, a chest of drawers and a wardrobe with a clothes rail at the height of 175cm/5'8". Furniture can be moved. There's a wall-mounted TV in the bedroom.

The room is well lit by downlights and 2 bedside lights.

A 77cm/30.3" wide door on the left opens to an en-suite bathroom.

EN-SUITE BATHROOM

The en-suite bathroom has a shower enclosure with an overhead shower and a toilet.

The shower has a 16cm/6.3" step and 64cm/25.2" wide opening. The shower enclosure measures 77cm x 140cm/30.3" x 4'7". The shower controls are at the height of 120cm/3'11".

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 downlights.

BEDROOM 2

Bedroom 2 is at the end of the hallway on the right from the entrance. The door opening is 77cm/30.3" wide. The bedroom floor is carpeted and the room is decorated in neutral colours.

The bedroom has two 80cm/2'7" wide zip-link beds that can be made into a king size bed. The height of the beds is 66cm/26" from the floor to the top of the mattress; there's no space under the beds.

The widest space around the beds is 80cm/31.5" when made into twins.

Bedroom furniture includes a bedside cabinet, a dressing table with a stool, a chest of drawers and a wardrobe with a clothes rail at the height of 175cm/5'8". There's a wall-mounted TV in the bedroom.

The room is well lit by downlights and bedside lights.

Bathroom

The family bathroom is located on right from the entrance. The door is 78cm/30.7" wide.

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

The bath is 56cm/22" high and 56cm/22" wide. The shower controls are at the height of 85cm/33.5" 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 87cm/34.2".

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

Utility Room & Storage

The utility cupboard with the washer/dryer is located in the hallway, opposite the entrance. The washer/dryer is front loading and located on the floor level.

A further utility cupboard on the left from entrance houses the hoover and iron/ironing board. The fuse board and water stop cock are located in the third utility cupboard which is on the right hand side opposite the entrance.

There's a lockable storage cage in the communal surf store on the lower ground floor (left from the entrance).

There is a communal surf shower outside by the entrance on the lower ground floor.

Outside Area

The apartment has a balcony that can be accessed through a 86cm/33.8" wide door in the living area. The doorway has an 11cm/4.3" tall step.

The balcony measures 3m x 3.2m/ 9'11" x 10'6" and has a rattan sofa, low table and 2 rattan armchairs.

Additional Information

The property is non-smoking. The apartment has underfloor heating throughout.

Non-allergenic bedding is provided.

Light switches are at the height of 115cm/3'9".

The property is pet friendly.

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