



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 "32 Dunes"

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

Introduction

32 Dunes is a beautifully decorated 1-bedroom first 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.co.uk) 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.

Turn left as you enter the car park and the allocated bay marked with number 32 is straight ahead.

The apartment is in the block on the left-hand side.

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.

The entrance to the building is 76cm/30" wide and step free. The entrance is well lit.

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

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

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

Take the lift or stairs to the first floor. The stairs are 120cm/4ft wide with carpeted steps. There are 19 steps to the first floor, each 16cm/6.7". Handrails 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 first floor, on the right as you exit the lift.

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.

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

Sitting/Dining Area and the Kitchen

The open plan sitting/dining area is directly opposite the entrance. The door opening is 77cm/30.3" wide.

The sitting area has laminate flooring **with a thick pile rug.**

The furniture includes 2 3-seater sofas, a coffee table, a sideboard, 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 downlights and **a table lamp.**

A 62cm/24.4" wide door leads onto the balcony, there's an 11cm/4.3" lip to the threshold.

The dining area has a 75cm/29.5" tall round table with 67cm/26.3" clear space underneath and 4 chairs without armrests. The dining area opens into the living area, leaving ample space around the table.

The open plan kitchen is located to the right from the dining area.

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

The height of the food preparation area, 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 180cm/5'10". The freezer with 2 drawers is located on the floor level.

The washer/dryer is front loading and located on the floor level.

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

Bedroom

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

The bedroom has laminate flooring; the room is decorated in neutral colours and well-lit by downlights and 2 bedside lights.

The bed is a 150cm/5ft king size with a height of 67cm/26.3" from the floor to the top of the mattress and 5cm/2" clear space underneath. The widest space next to the bed is 160cm/5'3".

The bedroom fittings include a bedside cabinet, a wall-mounted TV and a built-in wardrobe with a clothes rail at the height of 173cm/5'8". Furniture can be moved.

An 86cm/33.8 wide door opens onto the balcony. The door has a 9cm/3.5" lip to the threshold.

Bathroom

The bathroom is located on the left from the entrance. The door is 77cm/30.3" wide.

The bathroom fittings include a toilet and a bath with an over-head/hand-held shower.

The bath is 56cm/22" high and 56cm/22" wide. The shower controls are at the height of 90cm/35.4" from the bottom of the bath.

The toilet seat is 41cm/16.1" high. The wash basin has a single lever mixer tap and is at the height of 86cm/33.8".

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

Utility Room & Storage

The utility cupboard is located in the hallway to the left from the entrance and houses the trip switches and the water stop cock. There's a lockable storage cage in the communal surf store on the lower ground floor.

There is a communal surf shower located outside the right-hand side apartment block.

Outside Area

The apartment has a balcony that can be accessed through the bedroom and the living area.

The balcony measures 8.5m x 2.7m/27ft x 8'10" 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 can be provided on request.

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.