

# BEACH RETREATS

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 "26 The Liner"**

**Address** "26 The Liner, Cliff Road, Falmouth, TR11 4GD"

**Introduction**

26 The Liner is part of a brand-new development with high spec, stylish and modern exteriors, sitting so close to the cove that the fresh sea breeze flows in through the windows.

For bookings please contact Beach Retreats on 01637 861005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

**Pre-arrival Information**

From the A30 head south-west until you reach Carland Cross roundabout. Keep left and take the second exit signposted Truro A39. Continue along the A39 for 5.5 miles until you reach the crossroads with traffic lights near the Dunelm and Hobbycraft stores. Take the right turn on to the A39, heading towards Truro town centre. Continue following the directions for the A39, you will drive through Truro town centre and will leave on the A39, Morlaix Avenue. At the end of Morlaix Avenue, at the double min roundabout, take the first left on to Arch Hill A39 signposted Falmouth. Continue along the A39, following all directions for A39 Falmouth.

As you descend into Falmouth on the A39, take the second exit on the Ponsharden Roundabout signposted Falmouth A39, continue on this road until you reach the roundabout next to the rugby club. Take the second exit at the roundabout, on to Western Terrace. At the next roundabout, turn right on to Penance Road, signposted Falmouth Golf Club and Beaches.

At the end of the road turn left on to Spernen Wyd Road. Continue along this road until you reach Gylly Beach, you will see The Liner development on the left opposite the beach.

Nearest Airport- Cornwall Airport Newquay is located 30.3 miles ( 52 min drive) from Falmouth.

Nearest train station is either Falmouth town station or Falmouth Docks station. These are both under 5 minutes drive from the property and under a mile in distance.

For information on local buses and fares visit <https://www.gocornwallbus.co.uk> and/or <https://www.firstbus.co.uk/cornwall>

The nearest mobility shop, Falmouth Shop Mobility can be found here, [falmouth shopmobility](#), [shopmobility](#), [cornwall shopmobility](#) or 01326 313553.

### **Arrival & Parking**

- The allocated parking space is in the exterior part of the car park and is number 26.
- From the car parking space use the entrance in the far-left corner of the building (behind the retail space). This will take you straight to the communal hallway and entrance.

### **Entrance to Property**

- When in the communal hallway, you will find a wall of key safes. Here you will find the key safe for 26.
- After collecting your key, you will see a hallway to the stairs and lift. 26 the liner is on the 3<sup>rd</sup> floor. Both the lift and stairs will take you to the 3<sup>rd</sup> floor.
- Upon entrance to the property the front door has level access, and the width is 85cm.
- Inside the front door of the property is 2 utility cupboards built into the hallway. These contain a washer dryer and other property supplies.
- The Hallway width throughout the property is 100cm.
- The door handle height for all internal doors is 100cm from the floor.

### **Living, kitchen and dining space**

- This is an open plan area and there is wood flooring throughout.
- The door width is 85cm.

### **Kitchen**

- The kitchen has a worktop with an integrated induction hob and sink. The sink taps are 50cm away from the beginning of the worktop.
- The worktop also doubles as a breakfast bar with 2 moveable wooden stools. The height of the stools is 70cm and the height of the worktops/breakfast bar is 90cm.
- There is a built-in oven with a microwave above. The height of the handle to the oven from the floor is 120cm and the microwave handle is at 170cm.
- The space between the end of the breakfast bar to the wall is 125cm.
- There is cupboard space built into the worktops. The lowest shelf is 18cm from the floor.

- Above the induction hob there is cupboards along the wall. The highest shelf in these cupboards is 216cm.
- There is a built-in fridge freezer. The highest shelf in the fridge is 182cm and the lowest shelf in the freezer is 60cm.

### **Dining space**

- There is a dining table and chairs between the kitchen and living space, this is open plan.
- There are 6 moveable plastic chairs around the wooden table.
- The chair height is 45cm at the seat.
- The Table width is 89cm and the length is 200cm.

### **Living space**

- After the dining area we move on to the Living space.
- The living space features a four-seater sofa, two occasional chairs, a lone wicker chair, 42-inch smart TV, Amazon Alexa and sliding patio doors.
- The height of the sofa is 40cm. There is a coffee table in the middle of the space, the height of this is 30cm.
- The height of the 2 moveable occasional chairs is 39cm.
- There is 2 moveable beanbags and a wicker chair. The height of the chair is 40cm.
- The TV unit height is 65.

### **Balcony**

- There is sliding balcony doors that lead from the living space out to the balcony.
- The width of the balcony door is 102cm with a 3cm lip to get outside.
- The narrowest width area of the balcony is 180cm.
- The height of the glass barrier along the balcony is 116cm from the floor.
- There are 2 outdoor chairs and a bistro table. The height of the chairs is 45cm each and the table height 77cm.
- There is also an outdoor upholstered sofa, and the height is 45cm.

### **Master bedroom**

- The master bedroom has a king size bed, built in wardrobe, two bedside tables, 42-inch TV and ensuite.
- The door width is 88cm.

- There is a sliding patio door that leads to the balcony. The door width is 102cm with a 3cm lip on the floor.
- The built in wardrobe handle height is 107cm. The tallest shelf in the wardrobe is 200cm from the floor and the lowest draw in the wardrobe is 40cm from the floor.
- The space between the wardrobe and the opposite wall is 129cm.
- There is a wooden dressing table with mirror above. This Table height is 71cm.
- The height of the king size bed is 72cm and there is a bedside table on either side of the bed and the height of these is 48cm.
- The space between the bed and the balcony door is 70cm wide.
- There is a chair in the bedroom at the height of 45cm.

### **Master ensuite**

- The master ensuite features a walk-in shower, heated towel rail, WC and sink.
- The door width is 76cm to enter the ensuite.
- The space between the door to the shower is 130cm wide.
- The height of the sink is 85cm.
- The height of the toilet is 43cm. The flush button is 105cm from the floor.
- There is a 17cm lip into the shower. The width of the shower is 80cm and the length of the shower area is 158cm. The controls height is 108cm from the floor.

### **Family bathroom**

- The family bathroom has a bath and shower overhead, heated towel rail, WC and Sink.
- The door width is 85cm.
- The space between the door to the sink is 130cm. The height of the sink is 85cm from the floor.
- The height of the toilet is 43cm.
- The bath with overhead shower is 58cm wide and the height of the bath is 53cm. The controls for the shower are 60cm from the bottom of the bath.

### **Second bedroom**

- The second bedroom features a king size bed, built in wardrobe, two bedside tables and ensuite.
- The height of the bed is 60cm. The space between the foot of the bed to the wall is 87cm.
- There is a bedside table either side of the bed, the height of these is 58cm.
- There is a chair in the room and the height of this is 35cm.

- The built in wardrobe handle height is 107cm. The tallest shelf in the wardrobe is 200cm from the floor and the lowest draw in the wardrobe is 40cm from the floor.

### **Second ensuite**

- The second ensuite has a walk-in shower, heated towel rail, WC and sink.
- The height of the sink is 85cm.
- The height of the toilet is 43cm. The flush button is 105cm from the floor.
- There is a 17cm lip into the shower. The width of the shower is 80cm and the length of the shower area is 158cm. The controls height is 108cm from the floor.
- The door width is 76cm to enter the ensuite.
- The distance from the door to the shower is 168cm.

### **Third Bedroom**

- The third bedroom has a super king size zip and link bed, this can be made into two singles. Also, a built-in wardrobe and two bedside tables.
- The height of the bed is 72cm.
- The height of the bedside table's either side of the bed is 58cm.
- There are two wicker stools at the end of the bed. The height of these is 42cm.