

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 - "Swell"

Address - "1 Shore View, Swanpool, Falmouth, TR1 15JJ"

Introduction

Swell in Swanpool is a 4-bed contemporary detached property just 100m from Swanpool Beach. The sea views from the balcony, living room and bedrooms capture this closeness to the shore.

For bookings, please contact Beach Retreats on 01637 861005 or visit

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 reach Hillhead Roundabout, take the last exit on to Union Road, signposted Constantine and Mawnan Smith. Continue along this road for approximately 2 miles, you will drive straight over two roundabouts and pass the industrial site. As you reach the third roundabout, take the last exit, and continue for 200 metres. Take the next turning on the left on to Swanpool Rd, sign posted Swanpool and Falmouth Golf Club. Continue for 0.5 miles - you will

pass Falmouth Golf Club on your right. Shortly after, take the last left hand turning on to Shore View. Swell is the first property on your left, number 1.

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

- There are two parking spaces on the drive at the front of the property.

Entrance to Property

- The width of the front door into the property is 108cm. There is a 2cm lip up when walking through the front door. The width of the hallway is 108cm.

Ground floor

- The ground floor of Swell contains the second bedroom and third bedroom and then a Jack and Jill ensuite bathroom between bedrooms 2 and 3.
- There is also a 4th bedroom and a family bathroom. Lastly there is a utility room.

Second bedroom

- The second bedroom on the ground floor has calming neutral tones and features a king size bed, chest of drawers, two bedside tables, hanging rail, chair, sliding doors into the rear garden and access to the ensuite.
- The height of the bed is 75cm. The foot of the bed to the wall is 87cm and the distance from the bed to the window is 96cm.

- The Window handle height is 97cm from the ground.
- The chest of drawers height is 105cm and the bedside tables are 45cm.
- The clothes rail height is 124cm.

Third bedroom

- The third bedroom on the ground floor with king size zip and link bed (can be made into two singles), chest of drawers, two bedside tables, hanging rail, large windows with a sea view and access to the ensuite.
- The height of the bed is 75cm. The distance from the bed to the wall (nearest the garden) is 46cm. The distance from the bed to the opposite wall is 60cm.
- The height of the chest of drawers is 105cm, the bedside tables height is 45cm and the clothes rail height is 124cm.

Jack and Jill bathroom

- The Jack and Jill ensuite bathroom between bedroom two and three features a bath with shower overhead, heated towel rail, sink and WC.
- The distance between the 2-bedroom doors when inside the bathroom is 189cm.
- The bath height is 55cm.
- The height of the toilet is 45cm and the flush height is 80cm.
- The height of the sink is 80cm and the distance from the sink to the toilet is 71cm.

Bedroom Four

- The Fourth bedroom on the ground floor two single beds, a chest of drawers and a bedside table.
- The bed heights are 58cm. The width between the beds is 48cm. The foot of the bed to the wall is 100cm.
- The bedside tables are 45cm.
- The chest of drawers height is 105cm.

Bathroom

- The Family bathroom on the ground floor with bath with shower overhead, heated towel rail, basin, and WC.
- The bath height is 55cm.
- The height of the toilet is 45cm and the flush height is 80cm.

- The height of the sink is 80cm and the distance from the sink to the toilet is 71cm.
- The distance from the bath to the door is 183cm.

Utility room

- The utility room on the ground floor provides the necessities, with a washing machine, dryer, and sink.
- There is a step down into the utility room and this measures at 18cm.
- The height of the counter is 92cm and the washing machine and dryer sit under the counter.
- The utility room is 93cm wide from the counter to the opposite wall.

First floor

- The first floor consists of the living space, kitchen and dining area and master bedroom with ensuite.
- There is 15 steps up to the first floor. The width of the stairs is 90cm. The height of each step is 19cm and the width of each step is 25cm.

Master bedroom

- The stylish master bedroom on the first floor features a king bed, chest of drawers, dressing table two bedside tables. The room also leads to a separate dressing area and master ensuite featuring a bath with shower overhead, separate walk in rainfall shower, heated towel rail, basin and WC.
- The height of the bed is 70cm. The distance from the bed to the balcony is 120cm. The distance from the foot of the bed to the make up desk is 80cm.
- The height of the bedside tables is 53cm each.
- There is a mirrored space dedicated to the wardrobes. The width of this area is 90cm. The height rail in the wardrobes is 198cm. The lowest rail is 40cm. There are 2 wardrobes.

Ensuite

- The height of the bath is 55cm. The sink height is 80cm. The distance from the sink to the door is 124cm.
- The toilet height is 45cm. The distance from the toilet to the wall.

- The width entering the shower is 94cm. There is a lip into the shower which is 10cm. The width of the shower once inside is 67cm. The height of the shower controls is 130cm.

Kitchen and dining area

- The door width into the kitchen is 65cm.
- The kitchen and dining area is a large, open space.
- The height of the kitchen worktops is 90cm. The lowest shelf under the worktop is 17cm.
- The highest cupboard above the worktop is 190cm.
- The oven handle height is 148cm.
- In the fridge freezer, the highest shelf is 174cm and the lowest shelf is 58cm.
- The height of the dining table is 72cm and there are 8 movable chairs around the table. The height of the chairs is 45cm.
- There is a side unit with a height of 91cm.
- There is a walk-in storage cupboard with shelves in the kitchen. The highest shelf is 144cm and the lowest shelf is 123cm.

Living room

- The door width into the living space is 84cm.
- There are two matching sofas. The height of the sofa's is 45cm. There are two matching chairs in the room and the height of these are 40cm.
- There are two side tables. The height of these is 50cm and 57cm.
- The coffee table height is 33cm.
- The TV unit height is 34cm.
- The lip height out to the balcony is 8cm and the balcony width is 192cm. There are moveable chairs on the balcony. The height of the chairs is 40cm.