

## ACCESS STATEMENT FOR WALDER COTTAGE, ST. MARTINS

---

It should be noted that the accommodation is a traditional granite built cottage. The sitting room, kitchen and twin bedroom all have relatively low ceilings – 6ft approx – and the doorways are too narrow for traditional wheelchair access.

Visitors' luggage will be delivered to the cottage on arrival.

Access is from the road via a small gate, through the garden, down a flight of granite steps into a small porch and through an inner door.

Ground Floor: Enter into the kitchen/diner, which has vinyl floor covering. There are three steps down into the sitting room, which is carpeted.

The bathroom is accessed from the small entrance hall by one step onto vinyl floor covering. There is a shower with a step for access and a non-slip surface.

First Floor: Two bedrooms on the first floor are reached by separate staircases, which are both carpeted.

First bedroom (double bed) is open plan and is accessed directly from the staircase. The room is carpeted.

Second bedroom (two single beds) is open plan and is accessed directly from the staircase. The room is carpeted.

There are night storage/convactor heaters downstairs.

Bathroom has a heated towel rail.

Bedrooms have convactor/wall fan heater.

Extractor fan is fitted in the bathroom.

The garden seating area is used to access the property.

A clothes drying area is situated in the garden at the rear of the building, and is accessed by the gate at the side of the cottage.

Shared services (laundry facility, refuse bins) are situated in the Chalet field - a short walk down the road.

We have made every effort to provide accommodation that is practical, safe and comfortable.

**J. Walder (Mrs)**