

## ACCESS STATEMENT FOR STRAND COTTAGE

### INTRODUCTION

Strand Cottage is in Burton Bradstock which has good local village amenities including a petrol station and grocery shop, post office, 2 pubs, and playing fields with play area. We aim to provide you with a detailed statement but if you would like further information please call us on 01256 389 523/ 07748 963 389 or email us at enquiries@strandcottage.co.uk. All measurements referred to in this statement are approximate, and opening heights are given to the centre of the handle.

We look forward to welcoming you!

### PRE-ARRIVAL

- Bookings and enquiries can be made via email or phone.
- The nearest bus stops are approximately 100 and 200 yards away with buses to Exeter and Weymouth
- The nearest train stations are Dorchester West & South approximately 18 miles away, and Weymouth, approximately 16 miles away. We recommend Pats Cabs 01308 424 715 & Beeline Taxis 01308 425 555. There are taxi ranks at the stations.
- We provide a small amount of tea bags, instant coffee, sugar, toilet paper and kitchen roll, together with basic cleaning materials, and a small supply of dishwasher tablets and washing liquid.
- Keys and detailed directions to the cottage will be sent to you 7 days before the start of your stay.

### ARRIVAL & CAR PARKING FACILITIES

- Parking is on-street, either in the parking spaces at the front of Rosamond Court, or opposite the cottage in Charles Road and Barrowfield Close.
- The cottage is accessed from the pavement through a wooden gate, 76cm wide and hinged to the right. There are 3 stone steps (23cm high; 17cm high with lip; and 14cm high with lip) which are lit from dusk to 11pm by automatic lighting. A flagged path (125cm wide) leads to the front door which is covered by a wooden porch. There are wall lights either side automatically set to come on between dusk and 11pm. There is a small motion activated LED light inside the porch.
- The front door is hinged to the left and is 83cm wide and 172cm high. There is a threshold of 9cm high. The handle and lock are 109 & 138cm from the ground respectively.

### THE COTTAGE

All internal doors are wooden, with latch handles.

#### GROUND FLOOR

##### *Living Area*

The front door leads into the open plan sitting/dining room which has engineered wood flooring with a coir mat inset, and 3 rugs/mats with non-slip underlay. There are 2 vertical supporting posts painted in black supporting the beamed ceiling which is 190cm high.

The sitting/dining area is lit by a combination of dimmable wall lights and table lamps.

On the right, there are 2 double seat sofas with seat heights of 42cm; a nest of coffee tables of heights between 40 and 46cm; a flat screen TV with Freeview and integral DVD player on a table (50cm high) with children's DVDs under; and inglenook fireplace (raised 7cm from floor level) with gas-fired stove, with controls on the right side, 13cm from the ground.

On the left, there is a window seat (height 55cm); armchair (seating height 40cm); extendable oak dining table seating at least 4 (75cm high and 180cm long) with 2 chairs with seat heights of 45cm, and a wooden bench which is 180cm long and 45cm high; an oak sideboard 90cm high with 2 drawers (73cm from floor level) and double doors with an opening height of 69cm with shelving containing a selection of games; and an oak chest with split sliding lid containing children's toys, with a height of 46cm, on which the wireless router stands.

From the living/dining area there is access to the stairs which are carpeted, with one step up to the base of the stairs which then lead up a quarter-turn to the right. The tread height is 20cm and there are 10 steps in total. The staircase is narrow with a width of 64cm, and a head height of 179cm at its lowest point at the bottom of the stairs. The balustrade is on the right, and is made of wood. There is shelving in an alcove at the bottom of the stairs, with shelves at 57cm, 93cm & 125cm high, housing a selection DVDs and reading materials.

Access to the stairs is between an upright post and the table, with a gap of 67cm.

There is also access to the hallway, between a sofa and the dining bench with a gap of 80cm, through a doorway which is 75cm wide and 82cm high, with a small raised threshold. The door is hinged on the right and the handle is 95cm from the floor. To the left of this doorway is the carbon monoxide detector which is positioned 170cm from the floor.

Adjacent to the sitting area is a door leading into the kitchen; it is 76cm wide and 81cm high, with a small raised threshold. The door is hinged on the right, and the handle is 93cm from the floor.

### **Kitchen**

The kitchen has a travertine tiled floor with fitted units and wooden worktop (height 92cm). There are 10 drawers containing cutlery, cooking pans and utensils, crockery and linen, and cleaning materials at various opening heights between 40 and 80cm. There are 2 below counter cupboards which have opening heights of 61cm and are hinged on the left. There is also a corner cupboard with 2 doors hinged to the left and right, with opening heights of 61cm. Above counter storage is provided by 4 wall units (2 of which are glazed) which provide over counter lighting, and have opening heights of 142cm; 3 are hinged on the left and 1 on the right.

A freestanding fridge-freezer stands behind the kitchen door; it is hinged on the right and has opening heights of 111cm and 132cm respectively.

Integrated into the kitchen units is a stainless steel range cooker with ceramic halogen hob with 5 rings and a warmer, and with turn knobs. The hob height is 92cm. There are 2 ovens; the main fan oven is hinged on the right and the smaller conventional oven is hinged on the left, and their opening heights are 74cm and 56cm respectively. There is warming drawer with an opening height of 27cm, and a grill with a pull down door (opening height 74cm). Over the cooker is a stainless steel extractor hood which is 161cm from floor level.

There is a microwave, toaster and kettle on the worktop, and various other items, such as a digital radio, on the deep window ledge behind the worktop; the worktop is 60cm deep, and the window ledges are 18 & 34cm above the worktop, and 36 and 46cm deep. The 2 windows have roller blinds.

The kitchen has a ceramic belfast sink with lever knobs on a mixer tap. There is also a dishwasher next to the sink with an opening height of 78cm.

There is a wooden kitchen table (76cm high) which seats 4 on chairs with a seating height of 45cm.

The narrowest gap between furniture and the work units is 80cm.

The kitchen is lit by a combination of counter lighting, spotlights, and an over the table pendant light.

From the kitchen the hallway can be accessed through a door (76cm wide and 195cm high) which is hinged on the left. The handle is 96cm from the floor.

### **Hallway**

The hallway is 114cm wide, 71cm at its narrowest point between the wall and the console table. It has travertine tile flooring with a runner and non-slip underlay.

There is a console table with table lamp. The height of the console table is 85cm, and there are 2 drawers with opening heights of 75cm, and 2 shelves of 13 & 41cm in height, with local books and information.

The following controls are positioned on the walls at the stated heights:

- central heating control 148cm

- extractor isolation switch to bathroom 200cm
- Electricity fuseboard 200cm
- Smoke detector 220cm

There is also a coat rack (165cm from floor).

The hallway is lit by a combination of a pendant light and a table lamp.

The rear garden is accessed from the hallway via a semi-glazed door which has a step of 11cm in height leading to it, with a coir door mat. The doorway is 76cm wide and 171cm high. It is hinged on the right, and there is a small threshold. The handle height is 99cm. There is a step down on the outside of 13cm.

There are 2 other doors leading off the hallway; to the bathroom – 76cm wide, 195cm high, hinged on the right, with a handle height of 98cm; and to the utility room – 76cm wide, 195cm high, hinged on the right, with a handle height of 99cm.

### **Bathroom**

The bathroom has travertine tile flooring with under-floor heating. There is a dark red/ white corner roll top bath with a step over height of 60cm, which has an over bath shower with rail, and shower curtain. The bath and shower mixer has a lever valve and pillar taps. A shower mat is provided.

There is a heated towel rail (from floor to 106cm); white WC with a seat height of 43cm and a push button cistern (76cm); white wash basin (87cm high) with a mixer tap and traditional pillar style handles; and a wall-mounted cabinet with an opening height of 166cm. There are 2 windows with ledges at 108 & 123 cm high and 54 & 47cm deep. The shaver socket is positioned on the right of the wash basin on the side wall 67cm behind the front edge of the wash basin, and 30cm up from the window ledge. The windows are dressed with roller blinds.

The bathroom is lit by 2 sets of spotlights, one of which is dimmable.

### **Utility**

The utility room has a quarry tile floor, with a stainless steel sink (88cm high) with pillar taps and draining board, with a 2 door cupboard underneath storing cleaning materials. The opening height of the cupboard doors is 75cm. There is a washer dryer with push and turn button controls, and an airer suspended from the ceiling with tie controls at 151cm from the floor. The combi-boiler is 153cm from the floor, and there is shelving above the sink at heights of 142 & 170cm.

The utility room is lit by fluorescent strip lighting.

### **Garden**

The back door leads onto a patio area which is separated from the rest of the garden by a trellis with a pergola and an archway (100cm wide) leading to a seating area of paving and gravel which is separated from a small lawn by a small hedge. There is another small paved area with a garden chair (seating height 45cm), and a garden shed. The garden is enclosed by a stone wall.

There is a garden table seating 4 (75cm high) with 4 chairs with a seating height of 45cm.

The garden is lit by solar lighting, and an exterior light which automatically comes on between dusk and 11pm.

## **UPSTAIRS**

### **Landing**

The small landing (157 x 79cm) is carpeted, and leads into the 2 bedrooms. The door to the double bedroom is hinged on the left and is 76cm wide; 197cm high; and has a handle height of 127cm. The door to the twin room is hinged on the left and is 196cm high; 68cm wide; and has a handle height of 116cm.

The landing and stairs are lit by a pendant light.

The smoke detector is positioned at a height of 217cm.

### **Bedroom 1**

There is a double bed 150cm wide and 210cm long, with a height to the top of the mattress of 50cm. The mattress is memory foam, and the bedding is non-feather. There are 2 small bedside tables with a height of 44cm. The window ledge is 46cm high and 39cm deep. There is a wooden freestanding wardrobe with an opening height of 113cm; a rail height of 168cm and 2 shelves (9cm and 61cm high). Further storage is provided by a chest of 3 drawers. The top of the chest is 83cm high and the lowest drawer is 27cm high. On top of the chest is a table lamp and TV with Freeview. A hairdryer is provided.

The bedroom is lit by a ceiling light and a table lamp, and is carpeted.

The narrowest gap is between the left side of the bed and wall, and is 30cm.

### ***Bedroom 2***

There are 2 white wooden single beds, 120cm wide, 216cm long and with a floor to mattress height of 50cm. The bedding is non-feather, and waterproof mattress protectors are available. Separating the beds is a bedside table (65cm high) with a table lamp. The table has a single drawer with an opening height of 56cm, with a shelf below (16.5cm high). A small chest with 4 drawers provides storage. The chest is 99cm high, and the lowest drawer has an opening height of 20cm. There is also a built-in wardrobe. The door is hinged on the left and has an opening height of 122cm. The rail is 155cm from the floor, and the wardrobe has a raised floor of 35cm. A hairdryer is provided.

The narrowest gap is between one of the beds and the chest of drawers, and is 50cm.

The bedroom is lit by a pendant light and a table lamp, and is carpeted.

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