

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 “3 Bol-Y-Maer”

Address “Maer Down, Bude, EX23 8GS”

Introduction

3 Bol-Y-Maer is a 2-bedroom, 2 bathroom apartment that can sleep up to 4 people. It has parking and is only 200 meters away from the Beach.

For bookings please contact Beach Retreats on 01637 861005 or visit www.beachretreats.co.uk

Pre-arrival Information

From the A39 westbound take the A3072 signposted Bude Continue straight onto Bencoolen Rd. At the roundabout, take the 2nd exit onto The Strand. Turn right towards Belle Vue. Turn left onto Belle Vue Turn right to stay on Crooklets Rd Turn left onto Maer Down Rd. Bol Y Maer will be on the right after approx. 100 metres.

Nearest Airport – Cornwall Airport is located 40.9 miles (1 hour 2 min drive) from the Bude.

Exeter Airport is located 62.0 miles (1 hour 20 min drive) from Bude.

Nearest train station is in Okehampton and is located 30.1miles (52min drive) from the property.

For information on local buses and fares visit

<https://www.gocornwallbus.co.uk/> and/or <https://www.firstbus.co.uk/cornwall>

Arrival & Parking

The parking spaces are located at the front of the building. All the spaces are numbered.

Entrance to Property

- There are 18 steps leading up to the top floor.
- The door to enter the apartment is 80cm wide.

Kitchen

- Kitchen space includes breakfast bar and four stools, oven, induction hob with integrated extractor, fridge freezer, wine fridge, kettle and toaster, microwave, and dishwasher.
- The kitchen countertops sit at 90cm tall along with the kitchen island.
- The top shelf in the above cupboards reach an additional 74cm.
- The oven dials reach 153cm from the floor.
- The top shelf in the fridge is 170cm from the floor.
- There are 4 stools at the kitchen island sitting 77cm each.

Living Room

- Rustic yet modern living space includes four-seater corner sofa with footstool an armchair, 55-inch TV and sliding patio door to the balcony.
- The door is 80cm wide.
- The base of the sofa reaches 40cm tall and the footstool sits at 42cm tall.
- The single chair is 42cm tall.
- The coffee table sits 42cm tall.
- The patio door is 80cm wide and has a 3cm tall threshold.

Dining Area

- Dining space includes an extendable table with four chairs.
- The table sits at 76cm tall along with 4 chairs that reach 47cm tall.

Master Bedroom

- Master bedroom with super king size zip and link bed (can be made into two singles), wardrobe, dresser, chest of drawers, mirror, two bedside

tables, sea glimpse and ensuite with walk in rainfall shower, heated towel rail, basin, and WC.

- The bedroom door is 80cm wide.
- The bed reaches 66cm tall along with the bedside tables reaching 70cm each.
- The wardrobe rail reaches 170cm tall.
- The chest of drawers stands 78cm tall.
- The dressing table is 78cm tall with a stool that is 38cm tall.
- The space from the bed to the dressing table is 58cm and 110cm to the toilet door.
- The Juliette balcony step is 5cm high.
- The ensuite door is 73cm.
- The toilet is 42cm with the sink reaching 84cm tall.
- The shower step is 4cm high and the entrance is 58cm wide.
- The width of the shower is 80cm and the dials reach 122cm tall.

Bedroom 2

- Second bedroom with super king size zip and link bed (can be made into two singles), wardrobe, dresser, chest of drawers, two bedside tables and a full length mirror.
- Ensuite with walk in rainfall shower, heated towel rail, basin, and WC.
- The door is 80cm wide.
- The bed sits at 68cm with the bedside tables reaching 54cm each.
- The wardrobe rail reaches 218cm tall.
- The chest of drawers reaches 78cm.
- The space that surrounds the bed is 78cm to the drawers, 70cm to the wall and 80cm to the toilet wall.
- The ensuite door is 80cm wide.
- The toilet is 42cm tall and the sink is 84cm.
- The shower step is 4cm tall and the entrance is 46cm wide.
- The width of the shower is 75cm and the dials reach 122cm tall.

Utility Room

- The door is 80cm wide.

- Hoover, highchair, travel cot, mop & bucket, clothes airer, iron & board, fans, dustpan & brush, travel cot and highchair.
- The countertops reach 90cm with the washer/dryer underneath.