

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 The Liner”

Address – “3 The Liner, Cliff Road, Falmouth, TR11 4GD”

Introduction

3 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

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 Pennance 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

Turn left just before The Liner (which also leads to St Michael's Hotel) and then take the car park entrance on the first right.

There are two spaces for number 3 - the 3rd and 5th space in the exterior part of the car park on your left.

Please do not park in any other space, there are no longer any visitor or spare parking spaces.

You do not need to enter the communal hallway to access 3 The Liner. Instead, from the car park, head down a passageway on the left before the car park barrier, this passage is lit by motion detector lights.

From the car parking space, walk across to the main building and walk down a passageway to the left, just before the car park barrier.

Entrance to Property

- You will need to use the key on the guest set to open the steel door to access the rear courtyard.

- Entrance door to the courtyard is 89cm wide, there is a step that reaches 15cm. Through the door will open to the hallway that is 102 cm wide.

Courtyard

- Courtyard with table and four chairs.
- Table is 72 cm tall along with 4 chairs which are 44cm.

Living, kitchen and dining space

This is an open plan area and there is wood flooring throughout.

Kitchen

Kitchen space with sea views, breakfast bar with four stools, electric oven, induction hob, fridge freezer, dishwasher, microwave, wine fridge and Lavazza A Modo Mio coffee machine.

- 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 4 moveable wooden stools. The height of the 2 adjustable stools is 63cm, 2 nonadjustable stools is 69cm 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 breakfast bar and the worktop is 98cm.
- Above the induction hob there is cupboards along the wall. The highest shelf in these cupboards is 115cm from the counter, lowest 65cm from the counter.
- There is a built-in fridge freezer. The highest shelf in the fridge is 182cm and the highest shelf in the freezer is 80cm.

Dining space

There is a dining table and chairs between the kitchen and living space, this is open plan.

- There are 4 wooden moveable chairs around the wooden table.
- The chair height is 44cm at the seat.

- The table height reaches 75cm.

Living space

Living area features 50 inch Smart TV, L shaped leather sofa, two leather chairs, Sonos speaker and patio doors.

- The space between the island and sofa is 70cm.
- The height of the sofa is 47cm. There is a coffee table in the middle of the space, the height of this is 45cm.
- The space between end of the sofa and the wall is 31cm.
- The height of the 2 moveable leather chairs is 44cm.
- There are 2 moveable side tables. The height of the tables is 51cm.
- The TV unit height is 35cm.
- Console table height is 87cm tall.

Master bedroom

The master bedroom has a king size bed, built in wardrobe, two bedside tables, Jual smart desk with wireless charging and built in speaker and ensuite.

- The door width is 88cm.
- The rail in the wardrobe is 170cm from the floor and the drawer in the wardrobe are 62cm from the floor.
- There is a wooden smart desk height is 75cm that comes with the stool that is 46cm tall.
- The height of the king size bed is 47cm and there is a bedside table on either side of the bed and the height of these is 35cm.
- The space between the bed and the wall is 60cm wide.
- There is a chair in the bedroom by the wardrobe at the height of 36cm.
- Leather chair height is 50cm.

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 height of the sink is 85cm.
- The height of the toilet is 43cm. The flush button is 105cm from the floor.
- There is a 7cm lip into the shower. The width of the shower is 75cm and the controls height is 95cm from the floor.
- Entrance to the shower 57cm.

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 side unit.

- Side unit high is 87cm tall.
- The height of the bed is 65cm. The space between the foot of the bed to the unit is 89cm.
- There is a bedside table either side of the bed, the height of these is 61cm.
- There is a chair in the room and the height of this is 38cm.
- Large leather chair is 50cm tall.
- The building wardrobe rail is 170cm from the floor and the drawer in the wardrobe are 62cm from the floor.

Balcony

Enclosed sea view patio boasting glass balcony, coffee table, parasol, four chairs and two sun loungers.

- There are 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 height of the glass barrier along the balcony is 116cm from the floor.