

# 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 "5 Bol-Y-Maer"**

### **Address "Maer Down, Bude, EX23 8GS"**

#### **Introduction**

5 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](http://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 36 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, dishwasher, and feature drop lights.
- 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 76cm each.

## **Living Room**

- Rustic yet modern living space includes four-seater corner sofa, footstool, an armchair, large rustic sideboard, 55-inch TV and sliding patio doors leading to the balcony.
- The door is 80cm wide.
- The base of the sofa reaches 40cm tall and the footstool sits at 38cm tall.
- The single chair is 48cm tall.
- The coffee table sits 45cm tall.
- The side unit is 90cm tall with a gap of 30cm to the sofa.
- The patio door is 80cm wide and has a 3cm tall threshold.

## **Dining Area**

- Dining space includes a wooden table with four chairs.
- The table sits at 79cm tall along with 4 chairs that reach 45cm tall.

## **Master Bedroom**

- Master bedroom with super king size zip and link bed (can be made into two singles), single wardrobe, dressing table and stool, chest of drawers, mirror, two bedside tables and a Juliette balcony with a glimpse of the sea.
- Ensuite to the master with a luxurious free-standing bath, 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 55cm 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 40cm tall.
- The space from the bed to the chest of drawers is 50cm, 83cm to the patio door and 88cm to the toilet door.
- The Juliette balcony step is 5cm high.
- The ensuite door is 80cm wide.
- The toilet is 48cm with the sink reaching 84cm tall.
- The bath is 54cm in height and 78cm wide.
- The dials reach 78cm from the bottom of the bath.
- The shower step is 7cm high and the entrance is 48cm wide.
- The width of the shower is 75cm and the dials reach 127cm 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 80cm to the drawers, 50cm to the wall and 68cm to the toilet wall.
- The ensuite door is 80cm wide.

- The toilet is 45cm tall and the sink is 84cm.
- The shower step is 7cm tall and the entrance is 37cm wide.
- The width of the shower is 76cm and the dials reach 128cm 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.