

BEACH RETREATS

This access statement does not contain personal opinions as to the suitability of the accommodation for those with access needs. It aims to accurately describe the facilities and services we offer to all guests and visitors.

Access Statement for: 25 Dunes

Address: Ponsmere Road, Perranporth, TR6 0FJ

Introduction

25 Dunes is a beautifully decorated 2-bedroom, second floor apartment overlooking the sea and sand dunes on Perranporth beach.

The nearest shops and restaurants are located in the town centre, within just a couple of minutes' walk from the apartment.

To book please contact Beach Retreats on 01637 861 005 or visit www.beachretreats.co.uk

Pre-arrival Information

Nearest main line train station: Truro – 9 miles or 20 min by car. Provides regular services to the different corners of Cornwall, plus a direct train from Truro to London.

Up to date information can be viewed on the Trainline website.

Buses: There are regular bus services from Perranporth to neighbouring towns and villages. The bus route that services Perranporth is the number 87.

Up to date information can be found on The First Kernow website

Nearest Airport: Newquay Cornwall Airport (NQY) is located 15.4 miles (30 min drive) north from Perranporth.

Nearest mobility shop: Tremorvah, Threemilestone Industrial Estate, Nr Truro, TR4 9LD. Tel. 01872 324340. Tremorvah also provides equipment hire.

Arrival, parking and key collection

From the A30 heading South take the exit signposted Perranporth/Goonhavern (B3285).

Follow the signs through Goonhavern, continuing on the B3285 to Perranporth.

Drive into town and turn right at the mini roundabout into St Pirans Road.

Take the first right into Ponsmere Road, the development is at the end of the road.

Park the car in the allocated parking space and make your way to the main entrance.

The allocated parking space for 25 Dunes is on the right-hand side in front of the building.

Entrance to property

- Block paved car park with gentle slope all the way to the building entrance.
- Two level entrances into the building; on the ground floor and lower ground floor
- Main entrance door 76cm wide if opened one side only – a latch at the top of the door allows both sides to be opened.
- Entrance is well lit with a tiled floor and embedded door mat.
- 87cm wide door on the right leads to a stairwell to the lower ground floor
- The key safe is located on the lower ground floor.
- 87cm wide fire door opposite the entrance leads to the lift and the apartments.
- Take the lift or stairs to the second floor.
- Carpeted stairs, 120cm wide, stair height 16cm and 18 steps between floors
- Handrails run on both sides of the stairwell.
- Lift entrance is 80cm wide.
- Lift carries up to 9 people (max 675kg)
- The apartment front door is 87cm wide and opens into the hallway.

Hallway

- Laminate flooring.
- Well-lit by downlighters, 120cm wide
- Two cupboards house the trip switches, stop cock and washer/dryer.
- Doors leading off to the bedrooms, family bathroom and the sitting area.

Living area

- Open plan sitting/dining area to the right of hallway.
- Door opening 77cm wide.
- Sitting area with laminate flooring and low pile rug
- 2-seater sofa, two armchairs, pouffe, coffee table, TV cabinet
- Dual aspect windows, downlighters and a floor lamp
- Wide spaces around furniture that can be moved.
- Good colour contrast between furnishings and floors
- Doorway on left leads onto the balcony

Dining area

- Round dining table 76cm tall and 72cm diameter, clear space underneath
- 6 dining chairs without armrests
- Further seating at the breakfast bar height 91cm on 2 high stools
- Open plan kitchen is located just off the dining area and has level access.

Open plan kitchen

- Contemporary fitted units, oven, induction hob, fridge-freezer, dishwasher, wine cooler
- Space between the low-level units and kitchen island is 102cm.
- Kitchen work top, hob and basin, height is 91cm.
- Basin has a dual control mixer tap.
- Crockery and glasses in the wall units at height of 160cm – items can be moved to lower-level cupboards upon request.
- Oven height 76cm high with drop-down door
- Microwave on the worktop at height of 91cm.

- Lowest fridge shelf height 105cm
- Highest fridge shelf height 175cm
- Freezer with 3 drawers mounted on floor.
- Laminate flooring and well-lit by downlighters.

Bedroom 1

- Left opposite the entrance. The door opening is 77cm wide.
- Carpeted, decorated in neutral colours.
- King size bed 150cm and 67cm from the floor to the top of mattress
- No clear space under the bed
- Widest space around the bed is 2m.
- 2 bedside tables, dressing table with a stool, chest of drawers, wardrobe with a clothes rail at 175cm.
- Furniture can be moved.
- Wall-mounted TV
- Well-lit by downlighters and 2 bedside lights
- 77cm wide door on the left opens in to the en-suite bathroom.

En-suite bathroom

- Step-in shower height 16c with 64cm wide opening
- Shower enclosure measuring 77cm x 140cm.
- Shower control height 120cm.
- Toilet seat height 40cm
- Wash basin with single lever mixer tap at 86cm.
- Tiled floor, neutral colours and well-lit by downlighters

Bedroom 2

- End of the hallway on the right
- Door opening 77cm wide.
- Carpeted with neutral decoration.
- Two single beds 80cm that can be zipped together to make a king size bed.
- Bed height 66cm from the floor to the top of the mattress.
- No space under the beds
- Widest space around the beds is 80cm when made into a twin room.
- Bedside cabinet, dressing table with a stool.
- Chest of drawers, wardrobe with clothes rail at 175cm
- Wall-mounted TV
- Well-lit by downlighters and bedside lights

Family bathroom

- Located on the right-hand side.
- Door 78cm wide
- Toilet and bath with an overhead/handheld shower
- Bath height 56cm and 56cm wide.
- Shower control height 85cm from the bottom of the bath.
- Toilet seat height 40cm

- Wash basin with single lever mixer tap at height of 87cm.
- Tiled floor, neutral decoration and well-lit by downlighters

Utility room and storage

- Floor mounted, front-loaded washer/dryer located in a cupboard in the hallway.
- Cupboard on the left-hand side houses the hoover and iron/ironing board.
- Fuse board and water stop cock in the third cupboard to the right of the entrance.
- Lockable storage cage is in the communal surf store on the lower ground floor to left of the entrance.
- Communal outside shower is located by the entrance on the lower ground floor.

Outside area

- Balcony accessed through a wide door from the living area.
- Doorway 86cm wide, with a step 11cm in height
- Balcony measures 3m x 3.2m
- Rattan sofa, low table and 2 rattan armchairs