

# 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 – Atlantic View**

**Address** – Atlantic View, Tregoa Hill, Portreath, TR16 4PQ

### **Introduction**

Atlantic View is a four bedroomed retreat in an elevated position overlooking Portreath beach. A spacious and detached property with stunning sea views, all on one floor.

For bookings please contact Beach Retreats on 01637 861005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### **Pre-arrival Information**

Take the A30 West bound from Exeter and continue for 90 miles. At Chiverton Cross roundabout, continue straight ahead follow signs for A30 Redruth/ Penzance. After 6.5 miles, take the exit signposted Camborne and Portreath and keep right. Turn right off the slipway and at the traffic lights turn right again, passing under the A30. Then take the left exit, signposted to Portreath. Continue along this road for 1 mile, going straight over the two roundabouts. At the end of the road, turn right and continue for 05. miles until you reach the crossroads. At the crossroads, turn left on to Cot Road and continue for 1 mile. At the T junction, turn right on to Tregoa Hill. Continue on Tregoa Hill for 300 metres, as the hill bends round to the left take the next driveway on the left, this is access to Trungle View and Atlantic View. Guests staying in Atlantic View have right of access across the drive on Trungle View, please ensure the gate is closed once you have parked your car.

Nearest Airport – Cornwall Airport Newquay is located 26.2 miles (44min drive) from the property.

Nearest train station is in Redruth and is located 4.8miles (12min 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>

The nearest mobility shop, Independent Living, can be found in Newquay, <https://independentlivingnewquay.com/> Tel: 01637 498015

### **Arrival & Parking**

You have right of access across over Trungle Views driveway to access the three private parking spaces. The three spaces are located behind a secure wooden gate. Please ensure the gate is closed once you have parked your cars. The key safe box is located on the low wall by the front door. The fob and spare key for the garage is kept in the bowl on the hall table.

### **Entrance to Property**

#### **\*Security camera on front door\***

There are 7 steps each being 24cm in height that follow on from the parking area towards the front patio.

Front door width is 71cm and there are 2 steps up to the front door entrance, each step is 17cm.

To get onto the grassy area next to the front patio there are 5 steps at 17cm.

There are 2 steps at 17cm and 12cm from the bedroom patio doors leading to the front patio.

### **Kitchen/living/dining area**

Open plan living and dining space which looks out towards the sea.

## **Kitchen**

Fully equipped kitchen with double oven, induction hob, fridge with freezer compartment, dishwasher, washing machine and microwave.

- Kitchen door width is 74cm.
- The countertops sit at 72cm in height.
- The top cupboard height from the countertops is 101cm and the bottom shelf reach is 51cm.
- The oven/grill handle sits at 40cm in height.
- The freezer top shelf is 176cm from the floor in height.

## **Dining area**

Dining space with table and eight chairs, with feature lighting.

- The dining table height is 76cm in height.
- The eight chair heights are 45cm.
- There is a coat hook, the height of the hooks from the floor is 160cm.
- Distance from the dining table to the coat hook and bench is 53cm.

## **Living area**

Living space looking out onto the ocean, with a log burner, 50-inch Smart TV, comfy five-seater upholstered sofa with chaise longues, two armchairs, pouffe, coffee table and sliding doors with incredible views of the ocean.

- The two single chair height is 43cm.
- The side table height is 60cm.
- The foot stool height is 20cm.
- The two side unit cabinets either side of the TV wall, are 86cm in height.
- The wicker side unit is 70cm.
- Distance from the sofa to the wall is 89cm in width.

## **Family bathroom**

Family bathroom with bath, walk in shower, heated towel rail, WC and basin.

- The bath height is 55cm and the width of the bath is 67cm.
- Toilet height is 42cm.

- The sink height is 85cm.
- The shower entrance width is 48cm.
- The shower dials sit at 97cm in height.
- Step into the shower is 6cm.

### **Master Bedroom**

Master bedroom with superking size bed, comfy throws and pillows, freestanding wardrobe, dresser, chest of drawers, two bedside tables and sliding doors to the patio with sea views.

- Bed height sits at 68cm. There is a 90cm distance from the far righthand wall to the bed and an 80cm gap on the left.
- The two bedside tables sit at 68cm in height.
- The wardrobe rail height from the floor is 150cm.
- The dressing table height is 77cm and the stool height is 42cm.

### **Ensuite Bathroom**

Master ensuite with walk in shower, heated towel rail, WC and basin.

- Toilet seat to floor height is 44cm.
- Sink height is 87cm.
- The shower entrance width is 45cm and the dials from floor height is 105cm. There is a small lip of 3cm into the shower.

### **Bedroom 2**

Second bedroom with king size bed, freestanding wardrobe, dresser, chest of drawers, two bedside tables and sliding doors to the patio with sea view.

- The bed height is 47cm.
- The two freestanding bed side tables sit at 59cm in height.
- The bed to the window wall distance is 78cm and to the radiator side wall distance is 70cm.
- Single bedroom chair height is 42 and the distance from the chair to the end of the bed is 47cm.
- The wardrobe rails sit at 174cm in height.
- Chest of drawers are 73cm in height.

### **Ensuite –**

Second ensuite with walk in shower, heated towel rail, WC and basin.

- Sink basin height is 85cm.
- Toilet seat height is 44cm.
- The shower entrance gap is 48cm, the dials from the floor height is 102cm and there is a 6cm step into the shower.

### **Bedroom 3 –**

Third bedroom with superking zip and link bed, hanging rail, chest of drawers and bedside table.

- Bed height is 70cm.
- The bedside table height is 57cm.
- Chest of drawers height is 120cm.
- Single chair height is 39cm.
- The foot of the bed to the wall distance is 92cm.
- Hanging rail height is 150cm.

### **Twin room –**

Fourth bedroom with 3-foot twin beds, hanging rail, chest of drawers and two bedside tables.

- Bed heights are 60cm, the gap between both beds is 44cm.
- Distance from the bed to the radiator on the wall is 33cm and the other bed to wall is 30cm.
- Both bedside table heights are 56cm.
- Chest of drawer height is 84cm.
- Hanging rail height is 150cm.

### **Family bathroom**

Family bathroom with bath, walk in shower, heated towel rail, WC and basin.

- Bath height is 55cm and the width is 67cm.

- Toilet height is 42cm.
- Sink basin height is 85cm.
- Shower entrance gap is 48cm, dials are at 97cm from the floor in height and there is a 6cm step into the shower.

### **Outside**

To gain access to the back patio there is a small lip of 7cm followed by a step of 17cm from the living room patio doors.

There are 24 steps at 28cm each in height coming from the patio leading down to 16 more shallow steps that head to the road.

There are 2 steps at 17cm and 12cm that lead to the grassy area from the back patio.