

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 – Breward

Address – 8, The Village, Watergate Bay TR8 4AA

Introduction

Breward is situated just moments from the shoreline of Watergate Bay. For bookings, please contact Beach Retreats on 01637 861 005 or visit www.beachretreats.co.uk

Pre-arrival Information

From the A30 heading south, exit at Highgate Hill and take the 3rd exit signed A39 towards Wadebridge & Newquay. At the Halloon roundabout, take the third exit, continuing the A39 towards Wadebridge. At the next roundabout take the 1st exit onto the A3059, signposted to St Mawgan and the Airport.

After about 1 mile pass the garage on the right-hand side and take the next right turn, approximately 1/2 mile after this, to St. Mawgan and the Airport. Continue along this road past the Airport and at the next 'T' junction, turn left onto the B3276 towards Watergate Bay. Drive into the Bay. At the junction at the bottom of the hill, please turn right which is signed Mawgan Porth. The Village is halfway up the hill on the left.

Nearest Airport – Cornwall Airport Newquay is located 4.1 miles (10 min drive) north from Mawgan Porth.

Nearest train station is in Newquay and is located 5.2 miles (13 min drive) north from Mawgan Porth.

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

Parking:

- There are designated car parking spaces for 1 car. Visitor spaces on a first come basis.

Entrance to Property

- Entrance to the property consists of a gradual slope from the car park and then 16 steps up and around to the property
- Front door width is 90cm.
- External step is 4cm.

Upstairs WC

- The upstairs WC is next to the main entrance, the width of the door is 70cm.
- The door handle is 102cm from the floor.
- The height of the toilet seat is 45cm and the height of the sink is 80cm.

Living area

Large first floor open plan living area with barrel rolled ceiling, sea views and wide screen Smart TV.

- Doorway width into the lounge is 80cm.
- The height of the sofas from floor to seat is 46cm with a footstool height of 50cm.
- Full-width first floor sea-view balcony with table and chairs and sun loungers.
- There is an oversized large door leading on to the balcony. Between there is a slight step of 2cm internally, then a 3cm external step.

Kitchen

Kitchen with induction hob, oven, microwave, dishwasher and fridge with freezer compartment.

- The height of the work tops in the kitchen from the floor is 90cm

- From the floor to the top shelf in the refrigerator is 165cm
- At work top level to the microwave is 89cm
- From the work top to top shelf in a cupboard is 97cm
- There is a Dulce Gusto Coffee machine which requires pods

Dining

Dining area with table and chairs.

- With seating for up to a maximum of 6 people there are 3 chairs all at a height of 44cm and a curved bench style seat at 51cm
- The dining table height is 77cm

Stairways

- The stairs leading down to the bedrooms consist of 13 steps at 18cm deep and 88cm wide. The handrail height is 95cm from the ground until you reach the bottom step where the handrail reaches 88cm. Just to the left of the bottom of the stairs is a cupboard which contains the washing machine and tumble dryer.

Master Bedroom

Master bedroom with fourposter super king size bed plus single pull-out truckle bed (70cm x 180cm) and doors to patio.

- The master bed height is 69cm. There is 92cm gap between the bed and balcony doors and from foot of the bed to the wall is 98cm.
- There is a small step to the balcony door which is 7cm internally and 20cm externally.
- This room also consists of two bedside tables at 66cm in height and a dressing table height of 67cm.
- The wardrobe with sliding door has a top shelf height of 180cm and rail to base of wardrobe height of 132cm.

Ensuite

En-suite bathroom with shower enclosure, free standing double ended bath, basin, WC and heated towel rail.

- The toilet seat has a height of 40cm and sink basin is 82cm.
- There is a separate roll top bath which has a height of 65cm and 62cm wide.
- The separate walk-in shower dials are 124cm in height.

Bedroom 2

Double bedroom with zip and link bed (available as twin or super king size double) and doors to patio.

- The second bedroom has zip link super king or twin single beds – set up as king for this statement.
- Space between the bed to wardrobe, there is a gap of 113cm, bed to window is 109cm and from the foot of the bed to the wall is 102cm.
- There is an internal step of 7cm to get out on to the balcony/terrace and then a 19cm step externally.
- The two freestanding bedside table heights are 66cm.
- The bed height is 70cm.
- Single chair height is 44cm.
- The wardrobe top shelf reaches to 180cm in height and the rail is 133cm high from the base of the wardrobe.

Ensuite

En-suite shower room with shower enclosure, basin, heated towel rail and WC.

- The toilet has a height of 40cm and sink basin is 82cm.
- The separate walk-in shower entrance gap is 56cm and the dials are 124cm in height.