

# 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 "Headland House"**

**Address** 68 Pentire Avenue, Fistril, TR71PF

### **Introduction**

Headland House is a contemporary three bedroomed house perfectly situated with incredible 270-degree views over Fistril beach and the River Gannel in Newquay. The property consists of 3 bedrooms and 2 bathrooms.

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 A30 heading south, exit onto the A392 towards Newquay at Highgate Hill. Follow signs for Newquay town centre. At Quintrell Downs go straight across the roundabout and follow the A392 all the way down to Trevemper Bridge roundabout. At the roundabout turn right, staying on A392. Follow Gannel Link Road hill until the next roundabout where you turn left into Pentire Road. As you drive down the hill you will see Fistril beach clearly on your right. Continue along the main road (Pentire Avenue). Headland House is the last one in the row of white houses on the right-hand side at the end of the road.

Nearest Airport – Cornwall Airport Newquay is located 8.2 Miles (21 mins) from the property.

Nearest train station is in Newquay and is located 1.9 miles (7 mins) 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://www.yell.com/biz/independent-living-newquay-6802001/> Tel: 01637 498015

### **Entrance to Property**

- There is a carpark around the side of the property, once parked you will need to follow the pavement to the front of the property. The width of the front door is 88cm.

### **Ground floor**

#### **Second bedroom**

- The second bedroom is the first room you come to upon entrance to the property.
- Second bedroom on the ground floor features super-king zip and link bed (can be made into two singles).
- The height of both beds is 81cm.
- The height of the bedside tables is 44cm.
- The height of the chest of drawers is 76cm.
- The height of the chair is 44cm.
- The distance from the foot of the bed to the chest of drawers is 77cm.
- The distance from the bed to the window is 68cm.
- The distance from the bed to the ensuite bathroom door is 72cm.

#### **Ensuite Bathroom**

En-suite bathroom with bath and shower overhead, WC, basin, heated towel rail and lockable door into hallway for dual use as family bathroom.

- The height of the sink is 84cm and the height of the toilet is 42cm.
- The height of the bath is 54cm and the width of the bath is 57cm.
- There is a shower over the bath and the height of the dials are 140cm.

Leading to the master bedroom, the hallway narrows to 88cm in width.

### **Master bedroom**

- Master bedroom on the ground floor with king size bed, wardrobe and sea views.
- The height of the bed is 58cm. The height of the bedside table is 46cm.
- The height of the chest of drawers is 77cm.
- The height of the chair is 46cm.
- The distance from the bed to the patio door is 100cm.
- The distance from the foot of the bed to the chest of drawers is 60cm.
- The height of the rail in the wardrobe is 160cm.

### **Ensuite**

- En-suite bathroom with rainfall shower, WC, basin, and heated towel rail.
- The height of the sink is 85cm.
- The height of the toilet is 42cm.
- The height of the shower dials is 111cm and the ensuite is designed as a wet room.

### **Bunk room**

- Third bedroom on the ground floor features a bunk bed.
- The height of the bottom bunk is 50cm and the height of the top bunk is 158cm. There are 6 steps up on the bunk ladder.
- The height of the chest of drawers is 79cm.
- The distance from the bunk bed to the chest of drawers is 70cm.
- The height of the chair is 44cm.

### **1<sup>st</sup> floor**

- There are 14 steps up to the 1<sup>st</sup> floor. The height of the handrail is 98cm and the width of the landing area is 100cm.

## **Kitchen/dining/living space.**

The 1<sup>st</sup> floor is an open plan area containing the kitchen, dining room, and living space.

### **Kitchen**

Kitchen includes fridge freezer, induction hob, oven, dishwasher, microwave, and Nespresso coffee machine which uses Vertuo capsules.

- The height of the kitchen counter is 90cm.
- The sink and hob are built into the counter and the height is also 90cm.
- The height of the oven is 140cm.
- The highest shelf in the fridge is 170cm and the highest shelf in the freezer is 80cm.
- In the kitchen cupboards, the highest shelf is 185cm.

### **Dining room**

Dining room on the first floor with table seating six people.

- The height of the dining table is 76cm and there are 6 matching chairs at the dining table at 48cm each.
- The distance from the table to the nearest wall is 75cm and to the wall on the other side of the table is 150cm.

### **Living room**

Living space with incredible sea views, with a feature external spiral staircase providing access to the first floor, with 65-inch Smart TV with sound bar.

- The height of the sofa is 45cm.
- The height of the matching living area chairs is 43cm.

### **3<sup>rd</sup> floor**

There are 14 steps to the 3<sup>rd</sup> floor, at the top of the steps there is a 65cm wide hallway which leads to a small utility area with a countertop at 90cm and then a patio door leading to the spacious patio area.