

# 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 "Infinity Blue"**

**Address** "35 The Liner, Cliff Road, Falmouth, TR11 4GD"

**Introduction**

35 The Liner is a three-bedroom, open plan apartment on the third floor of the Liner.

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 head south-west until you reach Carland Cross roundabout. Keep left and take the second exit signposted Truro A39. Continue along the A39 for 5.5 miles until you reach the crossroads with traffic lights near the Dunelm and Hobbycraft stores. Take the right turn on to the A39, heading towards Truro town centre. Continue following the directions for the A39, you will drive through Truro town centre and will leave on the A39, Morlaix Avenue. At the end of Morlaix Avenue, at the double min roundabout, take the first left on to Arch Hill A39 signposted Falmouth. Continue along the A39, following all directions for A39 Falmouth.

As you descend into Falmouth on the A39, take the second exit on the Ponsharden Roundabout signposted Falmouth A39, continue on this road until you reach the roundabout next to the rugby club. Take the second exit at the roundabout, on to Western Terrace. At the next roundabout, turn right on to Pennance Road, signposted Falmouth Golf Club and Beaches.

At the end of the road turn left on to Spernen Wyd Road. Continue along this road until you reach Gylly Beach, you will see The Liner development on the left opposite the beach.

Nearest Airport- Cornwall Airport Newquay is located 30.3 miles ( 52 min drive) from Falmouth.

Nearest train station is either Falmouth town station or Falmouth Docks station. These are both under 5 minutes' drive from the property and under a mile in distance.

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, Falmouth Shop Mobility can be found here, [Falmouth shopmobility, shopmobility, cornwall shopmobility](#) or 01326 313553.

### **Arrival & Parking**

- The allocated parking space is in the exterior part of the car park and is number 35 - two rows back on the left.
- From the car parking space use the entrance in the far-left corner of the building (behind the retail space). This will take you straight to the communal hallway and entrance.

### **Entrance to Property**

- When in the communal hallway, you will find a wall of key safes. Here you will find the key safe for 35.
- After collecting your key, you will see a hallway to the stairs and lift. 35 the liner is on the 3<sup>rd</sup> floor. Both the lift and stairs will take you to the 3<sup>rd</sup> floor.
- Upon entrance to the property the front door has level access, and the width is 85cm.
- Inside the property, the entrance area width is 157cm.
- The hallway area width is 93cm.

### **Living, kitchen and dining space**

- A contemporary, open plan apartment with views of the ocean.
- The Kitchen space features an induction hob, electric fan oven, fridge freezer, dishwasher, microwave, wine fridge and breakfast bar with two wicker bar stools.
- The dining space features a wooden table with six wicker chairs.
- The living space features two 3-seater sofas, TV and patio doors out to the balcony.

### **Kitchen space**

- The kitchen has a worktop with an integrated induction hob and sink. The sink taps are 50cm away from the beginning of the worktop.
- The worktop also doubles as a breakfast bar with 2 moveable wicker bar stools. The stool height is 76cm.
- There is a built-in oven with a microwave above. The height of the handle to the oven from the floor is 120cm and the microwave handle is at 170cm.
- There is cupboard space built into the worktops. The lowest shelf is 18cm from the floor.
- Above the induction hob there is cupboards along the wall. The highest shelf in these cupboards is 216cm.
- There is a built-in fridge freezer. The highest shelf in the fridge is 182cm and the lowest shelf in the freezer is 60cm.

### **Dining space**

- The height of the dining table is 76cm, the width is 96cm and the length is 177cm.
- There are 6 moveable chairs around the table and the height of these is 45cm.
- There is a side cabinet in the dining area and the height of this is 70cm.

### **Living space**

- There are two sofas in the living space they are both the same height at 45cm.
- There are two side tables next to the sofas, the height of these is 45cm and 68cm.
- The height of the coffee table in the middle of the living space is 37cm.
- The TV unit height is 45cm.
- There is a balcony door in the living space, leading to outside. The door width is 167cm and the lip to step out is 3cm.

### **Master bedroom**

- The master bedroom features a king size bed, freestanding wardrobe, chest of drawers, two bedside tables and sea views.
- The height of the king size bed is 65cm.
- The space between the foot of the bed to the wall is 80cm.
- The space between the bed and the balcony door is 87cm.

- The balcony door width is 167cm and the lip to step out is 3cm.
- The space between the bed to the chest of drawers is 66cm. The height of chest of drawers is 113cm.
- The height of the bedside tables either side of the bed is 69cm.
- In the wardrobe, the highest rail is 198cm and the lowest draw is 40cm.

### **Master ensuite**

- The door width is 76cm to enter the ensuite.
- The space between the door to the shower is 143cm.
- The height of the sink is 85cm.
- The distance between the sink to the door is 135cm.
- The height of the toilet is 43cm. The flush button is 105cm from the floor.
- There is a 17cm lip into the shower. The width of the shower is 80cm and the length of the shower area is 158cm. The controls height is 108cm from the floor.

### **Second bedroom**

- The second bedroom features a king size bed, freestanding wardrobe, chest of drawers and two bedside tables.
- The height of the bed is 65cm.
- The height of chest of drawers is 113cm.
- In the wardrobe, the highest rail is 198cm and the lowest draw is 40cm.
- The space between the bed and the chest of drawers is 69cm.
- The foot of the bed to the wall is 80cm.

### **Second bedroom ensuite**

- The door width is 76cm to enter the ensuite.
- The height of the sink is 85cm.
- The distance between the door and toilet is 185cm.
- The height of the toilet is 43cm. The flush button is 105cm from the floor.
- There is a 17cm lip into the shower. The width of the shower is 80cm and the length of the shower area is 158cm. The controls height is 108cm from the floor.

### **Third bedroom**

- The third bedroom features a zip and link king size bed, this can be made into two singles. Also, a freestanding wardrobe, chest of drawers and two bedside tables.

- The height of the zip and link bed is 70cm.
- The height of the chest of drawers is 100cm.
- The bedside tables height is 70cm each.
- The height rail in the wardrobe is 188cm.

### **Family bathroom**

- The family bathroom features a bath with shower over, heated towel rail, WC and sink.
- The door width is 85cm.
- The height of the sink is 85cm from the floor.
- The height of the toilet is 43cm.
- The bath with overhead shower is 58cm wide and the height of the bath is 53cm. The controls for the shower are 60cm from the bottom of the bath.