

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 - "Ives"

Address - "17 The Village, Watergate Bay, TR8 4AA"

Introduction

Ives is a 2 bed and 2 bath property that sleeps up to 5 people. Located in Watergate Bay only 250 meters away from the shoreline.

For bookings, please contact Beach Retreats on 01637 861005 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 on 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 2.3miles (6min drive) from Watergate Bay.

Nearest train station is in Newquay and is located 3.4miles (11min 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>

Arrival & Parking

There is one allocated parking space for Ives in the Village car park. At the top of the Village, there is a bay for loading or unloading only. At the top of the Village, there is also a bay for loading or unloading only. Erney is on the second level of the Village properties, 2nd property in from the righthand side. You can either walk up the steps between the properties or alternatively down the righthand side there is a slope to access.

Entrance to Property

- The front door is 92cm wide and it opens into a small hallway with a cloakroom to the right with a WC and sink in and stairs to the left.
- The sliding door creates a gap of 63cm.
- The toilet is 46cm in height along with the sink reaching 81cm.

Living room

- Large first floor open plan living area with barrel rolled ceiling, 'virtual flame' fireplace, 40" HD television, WiFi, Sky-Q Entertainment and Sports package, Apple TV, Sono's speaker, Sony PS4 and Blu-ray player.
- The door width to enter the living room is 80cm.
- The sofa is 38cm from the floor with the armchairs reaching 40cm.
- The coffee table is 31cm and is 62cm away from the sofas and 74cm from the fireplace.
- 3cm step out onto balcony.

Kitchen/ dining area

- Dining area with table and chairs.

- Kitchen with induction hob, oven, microwave, dishwasher, fridge-freezer and Nespresso coffee machine (guests to provide their own pods).
- The table is 74cm from the floor and the 6 x chairs are 45cm.
- The countertop reaches 90cm with the microwave dials reaching an additional 79cm.
- The highest shelf reaches 104cm and the lowest shelf sits 59cm both from the countertop.
- The oven dials sit 80cm from the floor.
- The tallest shelf in the fridge is 175cm and 78cm in the freezer.
- The lowest shelf in the fridge is 112cm and 53cm in the freezer.
- 3cm step out onto balcony.

Master Bedroom

- Master bedroom with super king size bed, 32" TV with Sky Q Entertainment and Sports package, Freeview and doors opening onto patio.
- En-suite bathroom with shower enclosure, free standing double ended bath, basin, WC, and heated towel rail.
- The bed reaches 70cm with the bedside tables reaching 57cm.
- The space surrounding the bed is 89cm from the bottom of the bed to the wall and 85cm from the bed to the patio door.
- There is a 4cm high threshold on the patio door.
- The dresser is 83cm tall with the stool reaching 45cm tall.
- There is an additional chair in this room that sits 46cm from the floor.
- The wardrobe rail height is 176cm from the floor.
- The ensuite has a toilet of 42cm and a sink that is 81cm tall.
- The bath is 65cm in height and 66cm in width.
- The shower entrance is 90cm wide with a space of 73cm from the toilet to the shower.
- The shower dials reach 119cm from the floor.

Bedroom 2

- Double bedroom with zip and link bed (available as twin or king size double) plus single pull-out truckle bed (70cm x 180cm), 32" TV with Freeview and doors to patio.

- En-suite shower room with shower enclosure, basin, heated towel rail and WC.
- The bed reaches 70cm with the bedside tables reaching 49cm.
- The distance from the bottom of the bed to the wall is 103cm.
- The space between the patio door and the bed is 120cm.
- There is a 4cm high threshold on the patio door.
- The wardrobe rail height is 176cm from the floor.
- In the ensuite there is a space of 120cm from the door to the sink.
- The sink reaches 81cm tall with the toilet sitting at 42cm.
- The shower entrance has a gap of 58cm.
- The shower dials sit 119cm from the floor.
- The space from the shower to the wall where the toilet sits is 75cm.

There are 13 steps each being 21cm in height from the top floor to the ground floor.