

# 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 – Point Break**

**Address** – No. 8 The Dunes, Ponsmere Road, Perranporth, TR6 0FJ

**Introduction** – Point Break is part of The Dunes, a development situated directly on the beach.

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 take the exit signposted Perranporth/Goonhavern (B3285). Follow the signs through Goonhavern, continuing on the B3285 to Perranporth. Drive into town and turn right at the mini roundabout into St Pirans Road. Take the first right into Ponsmere Road, the development is at the end of the road.

Nearest Airport – Cornwall Airport Newquay is located miles 13.4 miles (27 min drive) from the property.

Nearest train station is in and is located 9 miles (20min 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 allocated parking for Point Break in the Dunes car park, 1 dedicated space is provided alongside space for a second car in the integrated garage. Once inside the Dunes parking area turn right and the allocated space can be found at the end of the car park marked with number '8'. Point Break is the 3<sup>rd</sup> property on the left as you turn into the complex on the right-hand side.

## **Entrance to Property**

The key safe box is located on the left-hand side next to the front door.

## **Front door and hallway**

- The door into the property itself is 95cm wide.
- Once through the door, the hallway opens into a wide space.
- The first door on the left is into the garage. There is an 8cm step down into the garage. In the garage there is a wind break, buckets and spades, fishing pole, bats, and ball. Also, a Christmas tree and baubles.
- The storage cupboard under the stairs contains a travel cot and highchair. Travel cot size – 75cm-102cm-62cm.
- All internal door widths are 85cm.

## **Bedroom 1 –**

Master bedroom on the ground floor a with super king bed (can be made into two singles), chest of drawers, under bed storage, hanging rail, bedside tables, lamps, TV, and patio doors leading out to the ground floor terrace.

- Entrance ground room bedroom door width – 85cm
- Master bedroom king sized bed, mattress to floor height – 64cm
- Bedframe to patio door space is 88cm.
- There is a freestanding chest of drawers, this stands 79cm tall and the space between the drawers and the bed is 100cm.
- There is a freestanding hanging rail in the bedroom, the gap between the rail and the bed is 48cm.
- There are two freestanding bedside tables either side of the bed each standing 60cm tall.
- There is one freestanding chest of drawers, this stands 79cm tall.
- Step out onto terrace is 8cm.

### **Ensuite –**

En-suite with large rainfall shower, heated towel rail, wash basin, WC and door leading out to the ground floor terrace.

- The toilet sits in height at – 42cm.
- The sink sits in height at – 83cm.
- The walk-in shower has a small step into, height is – 16cm.
- The dials for using the shower sit at 103cm in height.
- There is a door in the bathroom from the ensuite to outside decking step height is – 8cm.

### **1<sup>st</sup> floor –**

13 steps to the first floor.

### **Bedroom 2 –**

Second bedroom on first floor with king size bed, wall mounted TV, bedside tables, lamps, wardrobe and uninterrupted views across the beach and ocean.

- Bedroom 2 king sized bed, mattress to floor height – 54cm
- The distance between the bedframe to the window is 50cm.
- The distance between the bedframe to the wall is 100cm.
- There is one freestanding wardrobe, the distance between the bedframe the wardrobe is 60cm.
- There are two freestanding bedside tables either side of the bedframe, these stand 60cm tall.

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### **Utility cupboard on the landing –**

- Contains washing machine, iron and ironing board and an ailer.

### **Bedroom 3 –**

Third bedroom with king size zip and link bed (can be made into two singles) with clothing rail, bedside tables, and lamps.

- Bedroom 3 king sized zip and link bed, mattress to floor height – 64cm
- One free standing chest of drawers which stands 84cm tall.
- The distance between the bed to the window is 47cm.
- There are two bedside tables either side of the bed, these stand 52cm tall.
- Hanging rail height is 153cm.

### **Family bathroom –**

- Bathtub with shower, the height in the bathtub is 55cm and the width is 56cm.
- Toilet seat height is 42cm and the sink basin is 83cm.

### **Bedroom 4 –**

Fourth bedroom with double bed, bedside tables, lamps, clothing rail and chest of drawers.

- Double bed height is 47cm.
- Bedside tables either side of the bedframe are 49cm.
- Chest of drawer's height is 90cm.
- Hanging rail height is 157cm.

### **Second floor –**

13 steps up to the 2nd floor.

### **Kitchen/living/dining area –**

Open plan kitchen, living and dining room area. Balcony door, to open push both buttons on either side of the door handles and push, the doors will push out and then slide across.

## **Kitchen**

Fully equipped kitchen with induction hob, single electric oven, microwave, tall fridge-freezer, wine fridge, cafetiere, dishwasher and breakfast bar with three leather stools.

- There is a kitchen island which stands 90cm tall with 3 adjustable bar stools.
- The kitchen work tops at 90cm tall.
- The oven dials are 81cm in height from the floor.
- The top shelf height from the kitchen work tops is 99cm and the bottom shelf from the kitchen work top is 70cm.
- There is a Tassimo coffee machine which accepts pods.

## **Dining**

Dining area with a beautiful wooden table, four chairs and a wooden bench.

- There is an 8-seater dining table with 4 chairs and a bench.
- The dining table height is – 76cm.
- The dining table chairs are 45cm tall.
- The dining bench height is 47cm.

## **Living area**

The spacious living area comprises of two large sofas, TV, DVD player, coffee table, floor to ceiling windows, patio doors opening onto the balcony and uninterrupted sea views.

- There are two sofas in the open plan living room.
- The 2-seater smaller sofa is 38cm in height.
- The larger 3–4-seater sofa is also 36cm in height.
- There is one coffee table this stands 46cm tall.
- There are DVDs and games located in the TV stand.
- Step outside to front balcony is a 6cm lip.

## **Upstairs terrace –**

- Step outside to the terrace is 5cm.
- Bistro 2 chairs and table.