

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 "Sea Salt"

Address - 5 Mawgan Bay View, Mawgan Porth, Newquay, Cornwall, TR8 4QY

Introduction Sea Salt is a luxury coastal house on a brand-new development, positioned above the magnificent Mawgan Porth beach and Atlantic Ocean.

For bookings, please contact Beach Retreats on 01637 861 005 or visit www.beachretreats.co.uk

Pre-arrival Information

The nearest train station is Newquay 4.9 miles (13 min drive)

Nearest Airport - Newquay Cornwall Airport (NQY) is located 2 miles (5 min drive)

For information on local buses and fares visit <https://www.gocornwallbus.co.uk/> and/or <https://www.firstbus.co.uk/cornwall>

Arrival, Parking and Key collection

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. Go past the Airport and at the B3276 'T' junction, turn right towards Mawgan Porth. Follow this road into the village and as you come down the hill the Mawgan Bay View development can be found on the right-hand side.

The car parking area is a level, tarmac surface is in the carpark at the front of the development. There are 2 parking bays for house number 5. Lighting along the pathway leads you to the front of the property. The key safe is at a height of 150cm.

Entrance to Property

- The front door of the property is 83cm wide with a 2 cm lip from the outside.
- The doorway opens into the hallway with the main staircase directly in front of the door.

Hallway

- The hallway has level wooden flooring and spotlights.
- The hallway is 90cm wide, with doorways leading to a twin bedroom, the master bedroom, utility room, bathroom, and a storage cupboard.

Sitting/ Dining Area and Kitchen

- The main staircase consists of 13 wooden steps which are 77cm wide and 21cm high, with a handrail on the left-hand side which is 90cm high.
- This leads to the open plan sitting/dining area and kitchen.
- The area is well lit with spotlights plus 2 low hanging lights above the sink.

- The living area consists of 2 two-seater sofas and a coffee table which is 46cm high.
- The sofa is light in colour with additional coloured throws.
- The dining table stands at a height of 75cm with a space under the table of 68cm.
- There are 2 benches that will seat 2-3 guests plus 2 chairs.
- The space around the table ranges from 65cm to 90cm.

- The open plan kitchen is located within the dining/sitting area and again has level access.
- The entrance into the kitchen is 124cm.
- The kitchen has contemporary fitted units including hob, microwave oven, fridge and freezer.
- The worktops are at a height of 90cm.
- The lowest shelf in the units is 12cm and the highest shelf is 180cm.
- The highest self in the fridge is 170cm, there is a separate freezer with 2 drawers.
- The main cooker is 60cm high with the microwave above it at 125cm high.

Bathroom

- The 1st floor also has a bathroom with a tiled floor and spotlights.
- The door width is 81cm, leading to a wash basin which is 81cm high and the toilet which is 45cm high.

Bedroom 1

- Bedroom 1 is on the ground floor of the property, 2nd door on the left along the hallway.
- The door width of 83cm leads to a neutral-coloured bedroom with wooden floors and spotlights.
- The double bed is 77cm high with a gap under the bed of 38cm.
- The gap between the bed and the patio doors is 160cm and the gap between the bedroom entrance and the bed is 133cm.

En-suite bathroom

- The entrance to the en-suite has a doorway width of 82cm.
- The walk-in shower is 110cm long and 85cm wide.
- The entrance to the shower has an 8cm lip and the control panel is situated at 120cm.
- The toilet is 45cm high and the wash basin is 84cm high.
- There is a tiled floor, and the area is well lit by spotlights.

Bedroom 2

- Bedroom 2 is on the ground floor of the property, 1st door on the left along the hallway.
- The door width of 83cm leads to a neutral-coloured bedroom with wooden floors and spotlights.
- The twin beds are 61cm high with a 50cm gap between the beds.
- The gap between the bed and the front facing patio doors is 168cm and the gap between the bedroom entrance and the bed is 80cm.
- The room also consists of 2 bedside tables with lamps, an ottoman and storage drawers.

Bathroom

- The main bathroom is on the ground floor of the property, 2nd door on the right along the hallway.
- The doorway is 81cm wide leading to a shower, toilet, and wash basin.
- The shower is 104cm long and 83cm wide.
- The entrance to the shower has a 9cm gap and the control panel is 117cm high.
- The toilet height is 45cm and the hand basin is 81cm high.
- The bathroom has a neutral finish with tiled floor and spotlights.

Utility room and storage

- The utility room is on the ground floor of the property, 3rd door on the right along the hallway.
- The doorway is 82cm.
- There is a washer/dryer, travel cot, iron and ironing board.

Outside Area

- The patio doors in the master bedroom will lead out to the rear garden which is made up of a small, slabbed patio area and turf.
- There is a 25cm lip on the door with 2 lights, 1 either side of the door.
- The patio area has 2 sun loungers and a 4-seater wooden picnic bench.
- The front facing balcony can be accessed from the upstairs living area via the 260cm bi-folding doors.
- There is a 20cm lip on the door leading to the balcony that measures 410cmx160cm.