

# 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 - "The Breakers"**

**Address -** 27 Lusty Glaze Road, Porth, TR73AE

**Introduction**

The Breakers offers exceptionally flexible and spacious accommodation with five bedrooms and four bathrooms - perfect for large and multi-generation families or two families sharing.

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. Continue to follow signs for Newquay as far as the roundabout at Quintrell Downs. Here take the third exit (the A3058 signposted Porth) and continue into Newquay along Herver Road until you reach the twin mini roundabout. Continue straight across both and follow the road into Newquay (Herver Road).

Drive past Chester Road Markets on your left-hand side and take the second right onto Lusty Glaze Road, as the road veers off to the left.

Nearest Airport – Cornwall Airport Newquay is located 5.2 miles (13 min drive).

Nearest train station is in Newquay and is located 0.9 miles (5 min 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>

The nearest mobility shop, Independent living, is based in Newquay.

<https://independentlivingnewquay.com/> Tel: 01872 491408

### **Arrival & Parking**

- There is space for 2 small cars in the driveway. The driveway is narrow and sloped. Through the brown gate at the top of the driveway there is parking for additional cars.

### **Entrance to Property**

- The width of the front door into the property is 76cm and the height of the door handle is 110cm.

### **Hallway**

- The width of the cloakroom entrance area is 186cm. There is then a door to go through bringing you into the hallway. The door width is 77cm and the narrowest area of the hallway is 185cm in width.

### **Ground floor Bedroom 1**

- The first room you come to upon entering the property is a ground floor bedroom with a king size bed.
- The bedroom door width is 74cm.
- The height of the bed is 55cm. The width between the foot of the bed to the wall is 84cm. The width from the bed to the window is 110cm and the space from the bed to the wardrobe is 161cm.
- The height of the bedside tables located either side of the bed is 50cm each.
- There is a thin chest of drawers in the corner of the bedroom and the height of this is 78cm.
- The chair in the bedroom is at 48cm from the floor to the seat.
- Inside the wardrobe, there is one rail, and the height is 173cm.

### **Ensuite**

- The height of the sink is 86cm. The toilet height is 45cm.

- The entrance into the shower is 56cm wide and one in the shower the width extends to 76cm. The height of the dials is 123cm from the bottom of the shower.

### **Living area/Mezzanine study**

- From the hallway, there are 2 steps up, 15cm each into a wide landing area. In the landing area there is a large patio door leading to the garden and the door handle for this is 111cm.
- When entering the living area, there is a spiral staircase taking you to a Mezzanine study area looking over the living room.
- The study area consists of a desk, chair, telescope, books and large window and access to the balcony.
- The desk height is 74cm and the chair height is 45cm from the ground up to the seat. The windowsill is at 36cm from the ground and this is a large window that provides access to the balcony.
- The railing height is 91cm and this is the railing that overlooks the living space.
- In the living room there are 2 Blue matching sofas, the height of these is 42cm from the ground. There is a 3<sup>rd</sup> lighter coloured sofa and the height of this is 32cm.
- There are matching coffee tables, by the 2 matching sofas, the height of the tables is 46cm.
- The coffee table in front of the lighter sofa is 35cm in height. There is also a pouffe in the living area and the height of this is 44cm.

### **Dining Area**

- There are 3 steps up into the dining room from the back of the living room.
- There is a large table and the height of this is 78cm. there is 8 chairs around the table and the height of the chairs is 45cm from the ground to the seat.
- There is a side unit with two heights, the lowest side facing the dining room and the highest side facing into the kitchen. The lowest part is 89cm and the highest part is 118cm.

## **Kitchen**

- The kitchen counter height is 92cm. There are cupboards above the counter. The distance from the countertop to the highest shelf in the cupboards is 95cm and the cupboard handle is 69cm.
- The oven is integrated into the kitchen counters. The height of the oven handle is 79cm from the ground.
- There is an American style fridge freezer, and the highest shelf is 150cm.
- There is a table in the middle of the kitchen, this is used as a prep area as there are no chairs around the table. The height of the table is 75cm.

## **Utility room**

- The countertop in the utility room is 91cm. The cupboard above the counter is 95cm from the counter. There is a washing machine and a dryer under the counter tops in the utility room.

## **Family Bathroom**

- There is a family bathroom on the ground floor. There is a WC, sink, bath, and separate shower.
- The toilet height is 45cm and the sink height is 84cm.
- The height of the bath is 59cm and the bath width is 80cm.
- The width getting into the shower is 60cm and the dials are at 120cm from bottom of the shower.

## **Ground floor bunk room**

- The bottom bunk is at 64cm in height and the ladder height goes up to 188cm. The height from the floor to the highest point of the top bunk is 150cm.
- The distance from the foot of the bed to the window is 57cm.
- The height of the chair in the bedroom is 45cm.
- The bedside table height is 75cm. The rail height in the wardrobe is 171cm.

## **Ground floor 2<sup>nd</sup> double room**

- The height of the bed is 62cm. The distance from the bed to the window is 92cm and the distance from the bed to the opposite wall is 100cm.
- The tv unit is 95cm in height. The bedside tables either side of the bed is 51cm.

- There is a sofa bed, and the height is 42cm from the ground to the seating area.

### **First floor bathroom**

- The bathroom on the first floor consists of WC, sink and shower.
- There is a 15cm step into the bathroom.
- The sink height is 64cm and the toilet height is 44cm.
- The gap into the shower is 60cm and this opens to 104cm. The dials are at 120cm.

### **Upstairs bunk room**

- The Bottom bunk height is 42 and the top bunk height is 132.
- There is a desk and chair in the room and the desk height is 74cm and the chair height is 47cm.
- The distance from the bed to the wall is 101cm.

### **Master bedroom, first floor**

- The height of the bed is 55cm. The distance from the bed to the window is 66cm and the distance from the bed to the opposite wall is 68cm.
- There are bedside tables, either side of the bed and the height of these is 56cm.
- The height of the chest of drawers is 86cm. There is a table and chair in the bedroom. The table height is 46cm and the chair height is 48cm.
- The rail inside the wardrobe is 178cm.

### **Ensuite**

- The ensuite consist of WC, sink, bath, and separate shower.
- The toilet height is 45cm. The sink height is 84cm.
- The height of the bath is 60cm and the width of the bath is 79cm.
- The width into the shower is 42cm and the shower dials height is 120cm.

### **Games room**

- The games room is located at the top of the garden and consists of pool table, sofa bed, sofa, tv with Xbox, bar area and bathroom.
- There is a 18cm step up into the games room and the height of the door handle is 115cm from the ground.
- The height of the pool table is 82cm.

- The sofa bed height is 49cm and the height of the smaller sofa is 39cm.
- The height of the tv unit is 51cm.
- The bar height is 109cm and the counter height of the bar area is 91cm.
- There is a fridge under the counter.

### **Bathroom**

- Located in games room.
- The sink height is 82cm. The toilet height is 44cm.
- There is a lip up into the shower and this is 14cm. The shower dials height is 154cm.