

# 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 “Tides Watch”**

**Address “Flat 1, Porth Enodoc, 4 Esplanade Road, Newquay, TR7 1PY”**

### **Introduction**

Tides Watch is a sea view property that can sleep 4 people with 2 bedrooms and 2 bathrooms.

For bookings please contact Beach Retreats on 01637 861005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### **Pre-arrival Information**

Nearest Airport – Cornwall Airport is located 7.5 miles (18 min drive) from the property.

Nearest train station is in and is located 1.3 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>

### **Arrival & Parking**

From the A30 heading south, exit onto the A392 towards Newquay at Highgate Hill. Follow signs for Newquay town centre. At Quintrell Downs go straight across the roundabout and follow the A392 all the way down to Trevemper Bridge roundabout.

At the roundabout turn right, staying on A392. Follow Gannel Link Road hill until the second roundabout where you turn left into Pentire Road. After 1/2 mile turn right onto Esplanade Road and Tides Watch, Porth Enodoc will be on your left hand side opposite the golf course. The allocated parking space is located at the rear of the property.

### **Entrance to Property**

- From the parking space to the front door there is one step down of 20cm.
- The front door is 76cm wide and the handle reaching 106cm tall.
- There is a small step into the property of 29cm and 7cm from the inside.
- The hallway is 106cm wide where sits a bench of 46cm in height and coat hooks that are 170cm from the floor.

All internal doors are 76cm wide with the handle reaching 97cm tall.

### **Kitchen**

Fully equipped kitchen including an electric hob and oven, built-in dishwasher, fridge/freezer, microwave, kettle, toaster and washing machine.

- The countertops reach 92cm tall with undercounter fridge and freezer.
- The top shelf in the cupboard above the countertop is an additional 89cm with the bottom shelf being an additional 44cm from the countertop.
- The fridge and freezer top shelf height is 70cm from the floor.
- The dining table is 77cm tall with 5 chairs reaching 48cm each.
- The additional single chair is 44cm tall.
- There is a side unit of 81cm tall.

### **Living room**

Contemporary living room with large bay windows, sea views, two seater sofa, oversized three seater sofa, armchair, coffee table, 43-inch TV and a cupboard with plenty of games and books for your entertainment.

- The leather sofa is 40cm, the grey sofa is 41cm and the single armchair is 44cm all from the base to the floor.
- The coffee table is 44cm tall and the side table sits 46cm from the floor.
- The tall side unit is 163cm tall with the French dresser reaching 96cm from the floor.

## **Master Bedroom**

Master bedroom with high ceilings, king size bed, two bedside tables, double wardrobe, chest of drawers, chair, large mirror and views over Fistral Bay.

- The master bed is 55cm from the top of the mattress to the floor.
- The bedside tables reach 70cm in height each.
- The space surrounding the bed is 90cm towards the wardrobe and 84cm towards the window wall.
- The feature chair is 45cm from the base to the floor.
- The chest of drawers reaches 97cm tall with the wardrobe rail sitting 180cm from the floor.

## **Ensuite**

En-suite with contemporary shower, WC, basin and heated towel rail.

- The ensuite shower has a step to enter of 20cm and the entrance is 45cm wide.
- The width of the shower is 64cm with the dials reaching 95cm tall.
- The toilet is 42cm high with the sink sitting at 88cm tall.

## **Second Bedroom**

Second bedroom with high ceilings, super king size zip and link bed, two bedside tables, lamps, two armchairs, triple wardrobe, large windows and coastal views.

- The bed sits 68cm tall with the bedside tables reaching 52cm in height each.
- The space surrounding the bed is 99cm towards the window wall and 65cm towards the wardrobe.
- The additional chair is 36cm from the base to the floor.
- The chest of drawers reaches 82cm tall with the wardrobe rail sitting 166cm from the floor.

## **Family bathroom**

Family bathroom with bath, separate shower, WC, hand basin, coastal artwork and heated towel rail.

- The bath is 56cm tall, 52cm wide with the dials sitting 55cm from the floor of the bath.
- The toilet is 43cm tall and the sink reaches 88cm from the floor.
- The step into the shower is 20cm, the entrance is 46cm wide with the width reaching 73cm and the dials sitting 100cm from the shower tray.

### **Outside**

- Large communal garden with patio area at the front of the house.