

Access Statement: 'Fisherman's View', 7 Furnell Road, Poole.

- **Introduction**

'Fisherman's View' is a modern 2 bedroom holiday house. The quayside and shopping areas can be accessed by a level walk. Poole Park is a short walk away and can be accessed via a, pedestrian subway with stairs/ramps.

Pre-Arrival

- We have an extensive website with pictures of some of our rooms.
- Bookings/enquiries can be directly from the website via email, by telephone or letter.
- All guests are provided with written directions to the property.
- The nearest bus stop is 130 m (approx) away in Labrador Drive.
- The nearest RADAR toilet is at Harbourside Park a short distance from the property.
- Taxis are available at Poole train and bus station, less than a mile away.
- Poole High Street is on the level with kerbs designed for the visually impaired.
- There are ramps and lifts in the Dolphin shopping centre.
- The shopmobility scheme is available allowing wheelchairs to be hired daily.
- Sandbanks beach offers the Beach Wheelchair Scheme.
- Groceries can be delivered by Sainsbury, Asda and Tesco.
- This access file is available on our website and in our 'welcome file' in the property.

Arrival and Car Parking Facilities

- There is one allocated parking space near to the front of the property (it is accessed under a covered area which has a height restriction of 7 ft). The parking space is of tarmac construction as is the pathway to the property which gives way to paving slabs as you approach the

front door. The distance from the car parking space to the front door is 24 m (approx).

- Access to the property is over level ground.
- Borough of Poole council are responsible for pay and display car parks in the area. Disabled parking is available at no charge for up to 3 hours.
- There are many disabled parking spaces on Poole Quay.

Main Entrance

- The main front entrance is easily accessible. The front door is 190cm high x 70 cm wide, with a hinge on the left hand side. There is one step up into the house, 28cm high. There is an outside light operated by a sensor.

Hallway

- The hallway is small.
- The flooring is short pile carpet. There is a small short pile carpet doormat.
- Directly in front of you as you enter the front door is a metal shoe rack.
- There is a light switch on the right on the facing wall. Access into the lounge is through a door on the right.

Lounge

- Door from the hallway to the lounge is 200 cm high x 67 cm wide, hinged to the right.
- The flooring is wooden with a short pile rug in the centre of the room.
- To the right of the doorway (behind the open door) is a brown leather tub chair, with an identical tub chair opposite on the other side of the room.
- A three seater leather settee is on the right against the wall.
- Above the settee is a large mirror.

- In the centre of the room is a beech coffee table, 111 cm long x 56 cm wide.
- The chairs, settee and coffee table are all moveable.
- To the right of the settee is a freestanding lamp. To the left of the settee is, a tall narrow wall unit with books etc on it and also a cd/radio player with remote control. The cd/radio player is 139 cm from floor level. There is a remote control for the cd/radio player.
- On the far side of the room to the left of the wall unit is a French opening door which accesses the side garden, when both doors are open the opening is 190 cm high x 105 cm wide. There is a step down into the garden of 28 cm.
- On the far side of the lounge to the left of the kitchen door is a, occasional table, 78 cm high x 110 cm wide. Above the table is a 32 inch flat screen television. On the table are the remote controls for the T.V. and DVD player.
- The staircase leads from the lounge. The cupboard underneath is used to store the vacuum cleaner.
- There is a handrail to the left hand side.
- From the lounge there are twelve stairs to the landing. The first four are closed treads, all 82 cms wide x 19 cms high. The first tread is 26 cm deep, second 39 cm, third 42 cm, fourth 41 cm. the first three treads curve slightly. The other eight treads are open and are 82 cms wide x 40 deep x 19 cm high. The stairs and landing are carpeted in short pile beige wool carpet.

Laundry

- There is a front loading washer/dryer in the kitchen under the worktop. The washer/dryer is 59 cm wide x 84 cm high.
- A retractable washing line is in the back garden with hooks to fasten it to.

Outdoor Facilities

- The side patio and rear patio garden can be accessed from the lounge or kitchen. The lounge door is 190 cm high x 105 cm wide with a step down of 28 cm onto a concrete surface.
- The kitchen door is 112 cm high x 68 cm wide, hinged to the right with a step down onto paving slabs of 28 cm.
- To access the rear patio garden from the side there is a small ramp 90 cm wide x 45 cm long with a very slight drop. The width between the wall of the property and the fence is 96 cm.
- There is a side gate accessing a public walkway of tarmac construction. The opening of the gate is 98 cm wide.
- There is a patio table, 62 cm high x 86 cm wide x 153 cm long.
- A parasol with stand and BBQ are also available.

Upstairs Bedrooms

Bedroom 1

- Door 195 cm high x 67 cm wide, hinged to the left.
- Carpeted with, a beige, short pile wool carpet.
- There is a pine bed double bed 4ft 10 in wide with a 4 ft 6 in mattress.
- All bedding is polyester/cotton with non feather pillows.
- The spaces to the right and left of the bed are 60 cm.
- The main room light has a switch to the left of the door. There is a bedside lamp on each of the two bedside cabinets.
- Outside is a balcony accessed by a door 195 cm high x 67 cm wide and hinged to the left.

Bedroom 2

- Door 195 cm high x 67 cm wide, hinged to the right.
- Carpeted with, a beige, short pile wool carpet.
- There are two single white metal framed beds, 3 ft 1 in wide with 3 ft mattresses.
- All bedding is cotton/polyester with non feather pillows.

- The gap between the beds is 28 cm.
- The main room light switch is on the left of the door. There is a single bedside lamp on the cabinet between the two beds.

Bathroom

- Door 205 cm high x 70 cm wide, hinged to the left.
- Toilet seat height is 40 cm.
- Distance to left of the toilet 6cm.
- Distance to right of the toilet 7 cm.
- Sink height 83 cm.
- Bath height 54 cm, length 142 cm, width 55 cm.
- Thermostatic shower over bath.
- Glass folding shower screen.
- Airing cupboard to left of toilet, 150cm to handle from floor level.
- The flooring is vinyl.

Kitchen

- Door from lounge into kitchen 112 cm high x 68 cm wide, hinged to right.
- Dining table immediately in front of door, with 4 beech/wicker chairs. Table 80 cm X 80 cm extending to 80 cm x 140 cm.
- Lower kitchen units are stainless steel, wall units, mixture of stainless steel and glass fronted.
- The work surface is 92 cm high x 40 cm deep.
- Height of switches from the worktop is 23 cm.
- Crockery and glasses are in the wall cupboards with saucepans etc in the cupboards beneath.
- Washer dryer under work surface.
- Electric oven with gas hob. Height of hob 92 cm. Height of controls 83 cm. Oven door 59 cm wide x 47 cm high. Oven grill shelf 83 cm high.
- Extractor fan with light over hob.
- Fire extinguisher and fire blanket on wall to left of hob.

- Stainless steel fridge freezer. Freezer at bottom. Height to fridge handle 92 cm.
- Main light, four spotlights.
- Solid wood flooring.

Additional Information

- For the comfort of all our guests the property is non – smoking
- Unfortunately we are unable to accept pets.

Future Plans

- There are no future plans for this property at the present time.

Contact Information

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