

Access Statement: ‘Sandbanks Cottage’, 86, Catalina Drive, Poole.

Introduction

- ‘Sandbanks Cottage’ is a modern 2 bedroom holiday bungalow. 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 our website via email, by telephone or letter.
- All guests are provided with written directions to the property.
- The nearest bus stop is 145 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, about a mile away.
- Poole High Street is on the level with kerbs designed for the visually impaired.
- There are ramps and lifts at the Dolphin shopping centre.
- The shopmobility scheme is available offering 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’.

Arrival and Car Parking Facilities.

- There is one allocated parking space to the rear of the property. The parking space is of tarmac construction.
- The distance from the car parking space to the front door of the property is 50 m (approx).

- Access to the front of the property is level over a combination of paving slabs and block paving. The path passes between two hedges for the last few metres, the width of the path at this point is 100 cm.
- Outside the front door is a wooden decking area with two steps up. The steps are both 74 in wide. The first is 4 in high, the second 2 in high.
- 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 200 cm high x 80 cm wide, with a hinge on the left hand side. There is one step up into the house, 21 cm high. There is an outside light operated by a sensor.

Hallway

- The hallway flooring is a short pile brown carpet with a coir/rubber door mat inside the front door.
- The light switch is on the left hand side as you enter the front door. The bathroom, lounge, two bedrooms and kitchen lead off the hallway.
- The width of the hallway is 93 cms.
- The hallway has two lights (with three bulbs).

Lounge

- Door from the hallway into the lounge is 198 cm high x 69 cm wide and is hinged to the right.
- The flooring is short pile brown carpet
- To the left of the doorway is the dining table measuring 120 cm long x 71 cm wide x 74 cm high. The table is set against the wall with 4 wooden chairs, one at either end and two at the side.

- To the right of the doorway is a grey metal wall unit with books, information basket and cd/radio player on it. The cd/radio player is 104 cm from floor level. A remote control is available for the cd/radio palyer.
- To the right of the dining table is a leather tub chair.
- Opposite against the far wall is a three seater leather settee.
- Above the settee is a large mirror.
- To the left of the settee is a freestanding lamp in brushed chrome with an up-lighter and reading lamp.
- In front of the settee is a white coffee table with a glass top. The coffee table is 140 cm long x 50 cm wide x 39 cm high.
- To the left of the tub chair and opposite the settee is a patio door. The opening is 180 cm x 68 cm wide.
- There is a step down into the front area of the property, which is paved. The step is 21 cm.
- To the right of the patio door on a wall bracket is a 21 in flat screen television with built in DVD and remote control.
- There is a main light in the room.

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 rear patio garden is accessed from the back door in the kitchen.
- The back door is 200 cm high x 69 cm wide.
- There is a step down into the garden of 20 cm.
- The garden is laid to paving.
- To the right are two raised beds with stone surrounds.
- In the garden is, a table and four chairs.
- The table is 177 cm long x 91 cm wide x 75 cm high.

- A parasol and BBQ are also available.
- To the far right of the garden is a small shed.
- There is also a rear gate, 90 cm wide. Access from the gate is onto a paved path near the car parking space.

Bedrooms

Bedroom 1

- Door 198 cm high x 70 cm wide, hinged to the left.
- Carpeted with brown short pile carpet.
- There is a pine double bed 4 ft 10 in wide with a 4 ft 6 in mattress.
- All bedding is polyester cotton with non feather pillows.
- The space to the right and left of the bed is 63 cm.
- The main room light has a switch to the right of the door. There is a bedside lamp on each of the two bedside cabinets.
- In front of the bed is a storage cupboard with mirrored sliding doors.
- A patio door with an opening of 178 cm high x 84 cm wide accesses the garden with a step down of 21 cm onto paving.

Bedroom 2

- Door 198 cm high x 70 cm wide, hinged to the left.
- Carpeted with short pile brown carpet.
- Gap between chest of drawers and bed as you enter the room is 64 cm.
- There are two single white painted pine beds, 3 ft 3 in wide with 3 ft mattresses.
- All bedding is polyester/cotton.
- The gap between the beds is 68 cm.
- The main light switch is on the right hand side of the door. There is a single bedside lamp on the cabinet between the two beds.

Bathroom

- Door 200 cm high x 64 cm wide, hinged to left.

- Toilet seat height is 40 cm.
- Distance to left of toilet 30 cm.
- Distance to right of toilet 29 cm.
- Sink height 83 cm.
- Bath height 53 cm, length 142 cm x 55 cm.
- Thermostatic shower over bath.
- Glass folding shower screen.
- The flooring is non slip vinyl.

Kitchen

- Door from hallway into kitchen 198 cm high x 69 cm wide, hinged to right.
- Raided bistro table, 104 cm high and two stools 73 cm high directly in front upon entering kitchen.
- Kitchen units are wooden, some floor level, some fixed to wall.
- The work surface is 92 cm high x 54 cm deep.
- Height of switches from the worktop is 19 cm.
- Washer dryer under the work surface.
- Electric oven with gas hob. Height of hob 92 cm. Height of controls 82 cm. Oven door 59 cm wide x 46 cm high. Oven grill shelf 25 cm high.
- Extractor fan with light over hob.
- Fire extinguisher and fire blanket to the left of the back door.
- Fridge freezer with freezer at the bottom. Height to fridge handle 74 cm.
- Main light, spotlights.
- Vinyl 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

Name: Mr & Mrs J Hampton.

Address: The Grove, Thame Road, Longwick, Bucks. HP27 9SG.

Tel: 01844 344102/07960 001401.

Email: enquiries@poolebreaks.co.uk

Website: www.poolebreaks.co.uk

Access Statement as at July 2009.