

Access Statement: 'Studland View', 120, Catalina Drive, Poole.

- **Introduction**

'Studland 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 to the rear of the property. The parking space is of tarmac construction as is the pathway to the property. The distance from the car parking space to the front door is 18 m (approx).

- Access to the property is over level ground with a very slight gradient.
- From the footpath to the path outside the front door there are 4 steps.
- Step 1-(bottom) is 34cm deep x 13 cm high. Step 2-34cm deep x 20 cm high. Step 3-35 cm deep x 19 cm high. Step 4-37 cm deep x 20 cm high. Step 5-18 cm high. The steps are all 90 cm wide.
- To the left of the steps is a wooden handrail.
- The width of the path to the front door is 78 cm.
- 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 198cm high x 73 cm wide, with a hinge on the right hand side. There is one step up into the house, 21cm high. There is an outside light operated by a sensor.

Hallway

- The hallway is large.
- The flooring is coir matting.
- Directly in front of you as you enter the front door is a coat rack.
- There is a light switch on left inside the front door. Access into the lounge is through a door on the left.

Lounge

- Door from the hallway to the lounge is 198 cm high x 74 cm wide, hinged to the right.
- The flooring is a short pile brown/black cord carpet.
- To the left of the doorway is a brown leather tub chair, with an identical tub chair to the right hand side of the room.
- A two seater leather settee is against the wall opposite the lounge door.

- In the centre of the room is a white oblong coffee table 90 cm wide x 45 cm high x 56 cm deep.
- The chairs, settee and coffee table are all moveable.
- To the left of the tub chair, left of the lounge door is a small freestanding shelf unit with books, info etc. and a cd/radio player. The cd player is 70 cm from floor level.
- To the left of the shelf unit is a wall mounted 21 inch flat screen television with DVD player. The television and DVD player are remote control.
- The staircase leads from the lounge.
- There is a handrail to the left hand side.
- From the lounge there are thirteen stairs to the landing. They are all closed treads. The four stairs at the bottom are curved slightly. Step 1 (bottom) is 85 cm wide x 33 cm deep. Step 2-93 cm wide x 44 cm deep. Step 3-85 cm wide x 40 cm deep. Step 4-100 cm wide x 36 cm deep. Steps 5-13 are 82 cm wide x 24 cm deep. All the steps are 20 cm high.
- The stairs and landing are carpeted in short pile brown/black cord carpet.
- Width of the landing is 72 cm.

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.
- There is a washing line in the side garden attached.

Outdoor Facilities

- The side patio can be accessed from the front path and the kitchen. The kitchen door 73 cm wide x 198 cm high.
- The step down on to the concrete slabs is approx 21 cm.
- There is a patio table with fixed bench seats.

Upstairs Bedrooms

Bedroom 1

- Door 196 cm high x 70 cm wide, hinged to the left.
- Carpeted with a brown/black cord 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 space to the right of the bed is 54 cm.
- The space to the left of the bed is 115 cm.
- Space between the bottom of the bed and the wall is 65 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.
- To the left of the bed is a patio door, 58 cm wide x 200 cm high.
- The patio door leads onto a balcony of wooden construction with 2 aluminum bistro chairs and a table. The balcony is 93 cm deep x 280 cm long.

Bedroom 2

- Door 189 cm high x 71 cm wide, hinged to the left.
- Carpeted with a brown/black cord carpet.
- There is a set of silver metal framed (suitable for adults) bunk beds with 3 ft memory foam mattresses.
- All bedding is cotton/polyester with non feather pillows.
- The gap between the bed and the wall is 65 cm.
- The main room light switch is on the right of the door.

Bathroom

- Door 200 cm high x 65 cm wide, hinged to the left.
- Toilet seat height is 40 cm.
- Distance to left of the toilet 19cm.
- Distance to right of the toilet 37 cm.
- Sink height 83 cm.
- Bath height 54 cm, length 142 cm, width 55 cm.
- Thermostatic shower over bath.

- Glass folding shower screen.
- The flooring is non slip vinyl.

Kitchen

- Arch way from lounge into kitchen 190 cm high x 82 cm wide.
- Dining table is to the right of the entrance. It is 74 cm high x 74 cm wide x 120 cm long.
- The kitchen units are wooden.
- The work surface is 92 cm high x 59 cm deep.
- Height of sockets from the worktop is 20 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 58 cm. Height of controls 82 cm. Oven door 59 cm wide x 47 cm high. Oven grill shelf 30 cm from bottom of oven.
- Extractor fan with light over hob.
- Fire extinguisher and fire blanket on wall by the back door.
- Built-in fridge freezer (small freezing compartment). Height to fridge handle 92 cm.
- Main light, fluorescent strip.
- Marley tiled floor.

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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