

Access Statement For Folly View Holiday Let

Introduction

Our self catering flat is on the ground floor, attached to our house. We have tried to provide as much information as possible in this statement, if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

We have a web-site.

Bookings/enquiries can be by e-mail or telephone.

The nearest bus stop is 1/3 of a mile away.

The nearest train station is 1/3 of a mile away walking through Greenfields Estate, or ½ a mile away walking by the A49 & Clun Road.

We can arrange for shopping to be delivered on arrival.

We can provide information in large print.

The nearest public toilet is 1/3 of a mile away from our property.

Arrival & Car Parking Facilities

Access to the property is down a surfaced single track shared driveway 100metres long, with a right turn into the driveway for Orchard House & Folly View.

Parking is to the front of the property on the driveway of our house.

Driveway has a tarmac surface & is level.

Parking is 10metres away from the flat entrance.

There is a small step up through a gate (125cm wide) onto a slabbed path.

The path is 120cm wide & slopes slightly down to the driveway.

To access the property there is a step up-19cm high through the doorway which is 75cm wide. The key hole is 112cm in height from the ground.

Outer Lobby

The outside door opens inward. There is a further door straight in front which leads into the flat. There is another door to the right which accesses our utility room, it gives us easy access when we clean the flat.

Floor is tiled

Inner Lobby

Floor is tiled continuously from outer lobby forming even floor surface.

There are a further two doors off this area one into the living/ kitchen/dining area(75cm wide) opening off the lobby & one into the bathroom (66cm wide)opening into the lobby.

Bathroom

Door width is 66cm.

Bath with flexible shower over which is controlled from the bath taps.

Bath height is 55cm.

Toilet seat height is 43cm.

No space to right of toilet, available space to left of toilet is 55cms to entrance door frame.

Free space in bathroom (free of doors & furniture) is 1.28metres by 85cms.

Flooring is vinyl.

Space under washbasin is free (no pipes or vanity unit)

Plenty of surface space for storing toiletries.

Boiler is housed in the bathroom in its own cupboard which is locked.

There is a Carbon Monoxide Alarm in the bathroom.

Kitchen

Kitchen is open plan with the living room & dining area.

Worktop height is 90cm.

Oven is under the work top.

The oven door drops down, when down its height is 32cm high.

The sink is 90cm high with cupboards underneath.

The hob is 90cm high with solid rings.

Cooker extraction fan height from floor is 168cm

Flooring is vinyl.

Fridge with icebox under worktops

Good contrast between floor, cupboards & other surfaces.

Evenly lit kitchen by spot lights in ceiling, lights also on extractor fan hood.

Free space available between furniture & worktops

The dining area has a rectangle table with legs at each corner. It is 73cm high. It has 64cm under space.

Free space between table & other furniture is 65cm at narrowest & 110cm at widest.

The chairs are moveable, the chair seats are 45cm high.

There are four chairs they do not have arms or padded seats.

Living Room/Open plan with kitchen & dining area

The living room is open plan with the kitchen & dining area.

Door width 75cm.

There is free space of 1.25 by 1 metre clear of doors and furniture

Flooring is short pile carpet throughout

Furniture is moveable and all is non feather.

One sofa and one easy chair are provided, both with arms which seat up to four people.

Teletext TV provided with remote control (also available are DVD, stereo with CD, radio and tape)

Bedroom 1

Door width 74cm

Double bed provided – 4ft6in.

Bed height 56cm from floor to top of mattress. Non Feather duvets and pillows provided.

Sheets, duvet covers and pillow cases are poly/cotton

Largest transfer space available to left is 1.35metres or right of bed is 74cms.

Bed is movable if more space is required to one side.

Largest free space clear of doors and furniture is 1metre by 2.45metres.

There is a patio door which opens into the garden.

Bedroom 2

Door width 75cm.

Two single beds provided – 3ft.

Bed height 60cm floor to top of mattress.

Non Feather duvets and pillows provided.

Sheets, duvet covers and pillow cases are poly/cotton.

One bed is against the wall, the space between the beds is 70cms.

The space to the left of the other bed is 90cms.

Beds are movable if more space is required to one side

Largest free space clear of doors and furniture is 104cm by 3.57metres.

Grounds and Gardens

There is a small garden with grassed area & patio.

The garden is accessed by the path used to gain entrance to the flat.

The garden can also be accessed by the patio door from bedroom one, this opening is 72cms.

There is a step down from the bedroom which is 14cms this steps down onto the patio 19cms.

The patio is on two levels there is a step 21cms in height.

It is surrounded by wooden fencing & trellaced at one end.

There are some plants that have got thorns (a rose)

Additional Information

Information folder is produced in size 14 font (can be audio on request)

Good mobile phone reception

There are smoke & carbon monoxide alarms

The flat is no smoking

Pets and service dogs are welcome – please inform us on booking

Contact Information

Address: Orchard House, Clun Road, Craven Arms, Shropshire, SY7 9QS

Telephone: 01588 673191

Email: merinda@follyviewlet.co.uk

Website: www.follyviewlet.co.uk

Hours of operation: Phones – 9.00-6.00pm all week

Local public transport numbers:

Bus Information contact: Traveline West Midlands 0871 200
22 33

Train Information contact: National Rail Enquiries 08457
484950

Local accessible taxi numbers: The Accessible Taxi
0199999999

Shopmobility: Telephone number:- 01743 236900,

E-mail Address:- shopmobshrews@freeuk,

Website:- www.swug.org.uk/general.cfm

**If there is anything you think we should include in our
Access Statement please e-mail us the details on
merinda@follyviewlet.co.uk.**