

# Access Guide

**Property Location:** Number 53, Chichester Park, Woolacombe, Devon. EX34 7BZ

**Description:** Bungalow

## Pre-arrival and local facilities

The nearest bus stop is:	0.2 miles
The nearest train station is:	12.2 miles
The nearest petrol station is:	1.8 miles
The nearest electric vehicle charging point is:	0.4 miles
The nearest food shop is:	0.3 miles
The nearest pub/restaurant:	Multiple within 0.3 miles
Mobility equipment hire is:	Braunton Mobility Exeter Rd, Braunton EX33 2JP

## Arrival and car parking

Type of parking available:	Driveway and on-road parking
Number of spaces available:	One driveway
For what sized car:	Up to 2 small cars
Parking surface is:	Brick paved
Is the parking level:	Yes, but with a slight decline
Is there good space to unload once parked?	Yes
Distance to property from parking:	2 Metres
Distance to nearest public parking area:	0.4 miles
Is it pay and display?	Yes – card payment
The width of the path to the property is:	0.5 metres
How many steps are there en route to the entrance?	4 Steps, with a step up to the front door

## Main entrance

The main entrance door width is:	82cm
Number of steps to the main entrance:	One step up to the door frame
The height of the key safe is:	95cm
The height of the keyhole is:	1.25 metres
How many other entrances to the property are there?	2 entrances at the rear of the property
Is the entrance well lit?	Yes

## Living and dining rooms

The flooring is: Wood panels  
Are there any rugs? Yes, one in the living room  
The door widths within these areas are? 81cm  
Is there good space between furniture? Yes  
Is the furniture moveable or fixed? Moveable  
Is the floor level and step free? Yes – all on one level  
Are the light switches set at a lower level for easier access? 1.12 meters high  
Are the electrical sockets set at a higher level for easier access? No – low level

## Kitchen

The flooring is: Wood panels  
Is the floor level and step free? Yes – all on one level  
The width of the doorways is: No door way – open plan  
What height is the worktop to the floor? 90cm  
Is the oven set high or low? High – 1.28 metres high  
The fridge height is: 1.65 metres high  
The freezer height is: 70cm high  
Is crockery stored high or low? High  
Are the light switches set at a lower level for easier access? No  
Are the electrical sockets set at a higher level for easier access? High level – located above work surface.

## Bedrooms

How many floors does the property have? One  
The number of steps between floors is: N/A  
The flooring is: Carpet  
Is the flooring level in each bedroom? Yes  
The door widths are: Master Bedroom – 82cm | Twin room – 72cm |  
Double Bedroom – 82cm  
Bed sizes are: Twin Beds (2'6"ft x 6'3") | King size bed (5ft x 6'6")  
| Double bed (4'6"ft x 6'3")  
Is the bedroom furniture moveable or fixed? Moveable  
Are the light switches set at a lower level for easier access? Mid level  
Are the electrical sockets set at a higher level for easier access? Low level

## Bathrooms and cloakrooms

Type of flooring: A type of vinyl flooring  
Is the flooring level? Yes  
Width of the doorways: Main bathroom – 75cm | Ensuite Bathroom – 69cm  
Is there an accessible or adapted WC? Yes – accessible  
Is there an accessible or adapted bath or shower? Yes – accessible walk in shower  
Is there a ground floor WC? Yes

Is there a ground floor bathroom or shower room? Yes  
Does any bath or shower have a grab rail or handle fitted? No  
Is there any shower where access is level rather than a step up? Yes – ensuite shower room

### Outdoor facilities

External areas are: Front is a paved with a small area of lawn. Rear is a raised decked area leading to a sloping lawn  
Is permanent seating provided? Yes  
Is there outside lighting? Yes  
Is there colour contrast of critical surfaces (e.g. edges of steps) No  
Are there footpaths to follow for visually/mobility impaired? Yes  
Are there barriers to entry into any part of the garden? No  
Are there any other hazards (e.g. ponds, water features)? Decking can be slippery when wet

### General

Is there a landline telephone for guests to use? No  
If yes, does it accept incoming calls only or incoming and outgoing calls? N/A  
Mobile phone reception information: Good  
Closest public telephone is: 0.3 miles  
Can you easily access an electrical socket in all rooms without having to move furniture (not cloakrooms or bathrooms)? Yes  
Can you easily access a light switch in all rooms without having to move furniture (not cloakrooms or bathrooms)? Yes  
Do you provide speciality alarms for hearing or sight impaired guests? No

### Additional relevant information

Please add further details on any accessibility items or restrictions found at the property:

The attached Accessibility Guide requirement summary represents best practice guidance in terms of things that should be considered in the preparation of your Accessibility Guide. This information is not advice and should not be treated as such, nor should it be used as a substitute for reading the relevant legislation or considering the applicability of the legislation to your holiday property.

Completed by: .....Oliver McCarron.....

Signature: .....

Date: .....20/03/2023.....