

Access Guide

Property Location: The Old Bakery, 11 Heanton Street, Braunton. EX33 2JS

Description: Terraced House

Pre-arrival and local facilities

The nearest bus stop is:	200 metres
The nearest train station is:	5.7 miles
The nearest petrol station is:	0.5 meters
The nearest electric vehicle charging point is:	0.5 metres
The nearest food shop is:	200 metres
The nearest pub/restaurant:	multiple within 200 metres
Mobility equipment hire is:	Braunton Mobility Exeter Rd, Braunton EX33 2JP

Arrival and car parking

Type of parking available:	N/A
Number of spaces available:	N/A
For what sized car:	N/A
Parking surface is:	N/A
Is the parking level:	N/A
Is there good space to unload once parked?	Drop off area outside the property – kerbside drop off
Distance to property from parking:	N/A
Distance to nearest public parking area:	400 metres
Is it pay and display?	Yes – card payment
The width of the path to the property is:	1 metre
How many steps are there en route to the entrance?	None

Main entrance

The main entrance door width is:	28"
Number of steps to the main entrance:	None – just the raised lip of the door frame
The height of the key safe is:	70"
The height of the keyhole is:	38"
How many other entrances to the property are there?	No other entrances
Is the entrance well lit?	Yes

Living and dining rooms

The flooring is:	Carpet
Are there any rugs?	No
The door widths within these areas are?	28"
Is there good space between furniture?	Yes
Is the furniture moveable or fixed?	Moveable
Is the floor level and step free?	Yes
Are the light switches set at a lower level for easier access?	53" High
Are the electrical sockets set at a higher level for easier access?	Low level – 16" High

Kitchen

The flooring is:	A type of vinyl flooring
Is the floor level and step free?	2 Steps up from kitchen and 1 step to dining area
The width of the doorways is:	30"
What height is the worktop to the floor?	36"
Is the oven set high or low?	Low
The fridge height is:	45" to 73"
The freezer height is:	7" to 40"
Is crockery stored high or low:	High
Are the light switches set at a lower level for easier access?	53"
Are the electrical sockets set at a higher level for easier access?	High level – located above work surface.
Is any equipment stored externally or away from the main kitchen, and if yes; what and where?	
No	

Bedrooms

How many floors does the property have?	2
The number of steps between floors is:	10 Steps to twin bedroom. Further 2 steps to King Bedroom
The flooring is:	Carpet
Is the flooring level in each bedroom?	Yes
The door widths are:	Twin room – 32" King size Bedroom – 26"
Bed sizes are:	Twin Beds (3ft x 6'3") King size bed (5ft x 6'6")
Is the bedroom furniture moveable or fixed?	Moveable
Are the light switches set at a lower level for easier access?	50"
Are the electrical sockets set at a higher level for easier access?	Low level

Staircases & Landings

Is the Staircase Straight up and down?	No
Does the Staircase have a winder at the top?	Yes
Does the Staircase have a winder at the bottom?	No
Does the staircase have a mid way winder?	No
Does the staircase have a full length balustrade?	Yes
Does the staircase have a handrail?	Yes
Can the staircase accommodate a stairgate?	Yes
Are the Stairs less than 3 feet in width? (914 mm)?	Yes – 27"
Are the rise of the stairs between 150 mm - 220 mm?	Yes – 190mm
Is the pitch of the stairs greater than 42 °?	No
Is the landing space narrow?	No
Is the landing well lit?	Yes
Is the balustrade lower than 1100 mm?	Yes – 940mm

Bathrooms and cloakrooms

Type of flooring:	A type of vinyl flooring
Is the flooring level?	Yes
Width of the doorways:	29"
Is there an accessible or adapted WC?	Yes – accessible

Is there an accessible or adapted bath or shower? No – shower over bath
Is there a ground floor WC? No
Is there a ground floor bathroom or shower room? No
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? No

Outdoor facilities

External areas are: Mixture of paving slabs, pebbles and artificial grass
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)? No

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: 400 metres
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:11/05/2022.....