

Access Guide

Property Location: The Hideout at Ridgeview, 3 Pebbleridge Road, Westward Ho! Devon.
EX39 1HN

Description: Studio Annexe

Pre-arrival and local facilities

The nearest bus stop is:	600 metres
The nearest train station is:	10.6 miles
The nearest petrol station is:	2.5 miles
The nearest electric vehicle charging point is:	1 mile
The nearest food shop is:	400 metres
The nearest pub/restaurant:	20 metres
Mobility equipment hire is:	4.2 miles

Arrival and car parking

Type of parking available:	Driveway
Number of spaces available:	1
For what sized car:	Medium
Parking surface is:	Tarmac
Is the parking level:	Yes
Is there good space to unload once parked?	Yes
Distance to property from parking:	1 metre
Distance to nearest public parking area:	50 metres
Is it pay and display?	Yes
The width of the path to the property is:	+ 1 metre
How many steps are there en route to the entrance?	1 step

Main entrance

The main entrance door width is:	73cm
Number of steps to the main entrance:	1 step
The height of the key safe is:	140cm
The height of the keyhole is:	122cm
How many entrances to the property are there?	1 entrance
Is the entrance well lit?	Yes

Living and dining rooms

The flooring is:	Laminate
Are there any rugs?	No
The door widths within these areas are?	73cm
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?	No
Are the electrical sockets set at a higher level for easier access?	No

Kitchen

The flooring is:	Laminate
Is the floor level and step free?	Yes
The width of the doorways is:	75cm
What height is the worktop to the floor?	84cm
Is the oven set high or low?	Low
The fridge height is:	Ground level
The freezer height is:	Ice box at 65cm 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?	Yes, above work surface
Is any equipment stored externally or away from the main kitchen?	No

Bedrooms

How many floors does the property have?	1
The number of steps between floors is:	None
The flooring is:	Laminate
Is the flooring level in each bedroom?	Yes
The door widths are:	73cm
Bed sizes are:	King size bed
Is the bedroom furniture moveable or fixed?	Moveable
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?	No

Bathrooms and cloakrooms

Type of flooring:	Laminate
Is the flooring level?	Yes
Width of the doorways:	73cm
Is there an accessible or adapted WC?	No
Is there an accessible or adapted bath or shower?	No
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

Outdoor facilities

External areas are:	Patio
Is permanent seating provided?	Yes
Is there outside lighting?	Yes
Is there colour contrast of critical surfaces (e.g. edges of steps)	Yes
Are there footpaths to follow for visually/mobility impaired?	No
Are there barriers to entry into any part of the garden?	Yes
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:	600 Metres
Can you easily access an electrical socket in all rooms without having to move furniture:	Yes
Can you easily access a light switch in all rooms without having to move furniture:	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:**27/06/2023**.....