

Access Statement Meadow View, Blue Anchor

Introduction

Meadow View is a detached bungalow set in a large slightly sloping garden. Access is via a short tarmac drive off Carhampton Road (B3191) Blue Anchor with double gates at the entrance. The bungalow is level inside apart from threshold strips at the front and back entrances.

Pre-Arrival

The bungalow is situated approximately 150 metres from the sea front and Blue Anchor Steam Railway Station. The walk from both the station and the sea front is up a gentle hill with a gradient of about 1 in 30.

Blue Anchor is serviced by a fairly limited bus service (between 4 and 8 buses a day depending on the season), the bus stop is approximately 300 metres away.

A number of local taxi services operate in the area which have accessible taxis if required, we can supply contact numbers so that you may make a booking if required. The mainline rail station is at Taunton (about 20 miles away).

Our website - www.exmoorviews.co.uk - provides a selection of pictures of the bungalow together with further information about the services we provide and the surrounding area.

Arrival & Car Parking Facilities

The driveway slopes down from the road at a gradient of about 1 in 10. The house is set back about 15 metres from the road and there is a street light opposite the gate. There are outside lights operated by movement sensors.

Cars can be driven to the front door for the less able where there is a level area with sufficient space to get out of a car. There is a level 90 cm (3ft) wide concrete path along the front of the bungalow.

The entrance to the house is level with a 7.5cm (3in) high threshold strip across the front door. Outside the front door is a black rubber mat.

Front Door and Hallway

The front door is 75cm (30 ins) wide and opens into a porch. The porch has a red tiled floor with a door mat inside the door and is 1.8m (6ft) x 1m (3ft 3in). Opposite the front door a second door leads into the hallway over a 2cm (3/4 inch) threshold strip onto a beige carpet. This door and all internal doors in the bungalow are 75cm (30 ins). The hall is L shaped, the first part is 170cm (5ft 8in) wide and the second part (off to the right) is 88cm (2ft 11in) wide.

General (Internal)

All rooms lead off the main hallway except the larder/utility room and the rear hall leading to the back door and second toilet.

Lounge

The lounge is spacious and well lit and is carpeted in beige. It provides a mixture of arm chairs and a sofa, there is also an electric recliner/riser armchair. There is a selection of occasional/coffee tables. A halogen standard lamp with reading lamp are provided. The LCD television has a DVD player and there is a CD player/radio. A large selection of books is available for guests to browse and maps and information of local walks/attractions are also provided. There is a large sliding glazed door leading from the lounge onto a patio. There is a mat inside and outside the patio doors.

Dining room

The dining room is carpeted in beige and has an oval table with 5 dining chairs and 2 additional carver type chairs, all have soft seats. There is also a sideboard and a storage box. A halogen standard lamp with reading lamp are provided.

Bedrooms

Both bedrooms are carpeted in beige.

Duvets and pillows are all non allergenic.

Bedroom 1 is the family room. This has a 135cm (4ft 6in) double bed, 66cm (2ft 2½in) high and a 90cm (3ft) single bed, 64cm (2ft 1½ in) high. There is a wardrobe with 3 drawers at the base, a small kneehole dressing table with 4 drawers and a mirror, 2 bedside cabinets with 3 drawers in each, an additional 3 drawer unit and 2 bedside lamps. There is also a chair and stool for the dressing table. The space around the foot of the beds is 65cm (2ft 2in) and the space between the beds is 68cm (2ft 3in).

Bedroom 2 has twin 75cm (3ft) beds which are against the walls on opposite sides of the room. The beds are 57cm (2ft 9in) high. The room has a wardrobe, 5 drawer chest of drawers, bedside cabinet with 3 drawers, bedside light and a chair.

Bathroom

The bathroom has a plain vinyl floor. The toilet is in the corner opposite the door. It is 42cm (1ft 5in) high and is 31cm (1ft 1/2in) away from the wall on the right hand side and 22cm (9in) from the sink on the left. The sink is 85cm (2ft 10in) high with a mirror and shaver light/point above with an additional adjustable shaving type mirror. The bath is 168cm x 69cm (5ft 7in x 2ft 3½ in) with 2 handles mid-way along the sides and is 56cm (1ft 10½in) high. The electric shower is next to the door and is 112cm x 70cm (3ft 9in x 2ft 4in) with a folding half height screen and shower curtain. The upstand on the shower tray is 1cm (½ in). There is a ladder type heated towel rail fixed to the wall and a free standing, movable shelf unit. A stool is provided that is suitable for use in the shower.

Kitchen

On entering the kitchen from the hallway, on the opposite side straight in front is the door to the larder/utility room, diagonally opposite is the door to the rear hall leading to the second toilet and back door. In the centre of the opposite wall between the doors is a table with chairs for 4. In the centre of the wall to the left is the central heating boiler with the controller for the heating above. To the right of the boiler is the airing cupboard. To the left (behind the door from the hallway) is a built in cupboard with 2 sets of double doors, in the bottom is the vacuum cleaner and cleaning equipment and the top is available for

storage for guests. Along the wall immediately to the right of the door as you enter are units with cupboards and drawers with a worktop which is 90cm (3ft) high. On this worktop are a microwave oven and a toaster. Along the far right wall is a double-drainer stainless steel sink with cupboards and drawers under and a ceramic hob electric cooker.

There is a radiator on the wall between the doors to larder with an airing rail for towels etc. over (height 1.3m (4ft 4in)).

The kitchen, larder/utility room, rear hall and toilet all have vinyl flooring with a fawn and orangey-brown stone tile pattern.

Larder/utility room

Along the wall opposite the door is a worktop (height 90cm (3ft)) with a front loading washing machine under the left end, a small storage cupboard under the centre and under the right end is an open storage area. Just to the right of the door is the fridge-freezer with freezer compartment at the top. There are 3 hooks on the wall to the left of the door. Above the right hand end of the work top, the iron is located in a bracket on the wall (height 1.3m (4ft 4in)) and the ironing board is located beside the fridge.

Rear Hall

The rear hall is 1.8m (6ft) long x 90cm (3ft) wide. At the far end from the kitchen is a glazed door 82cm (2ft 9in wide) leading out into the rear porch with a 3cm (1¼in) step down. To the right of the door from the kitchen is a sliding door into the second toilet.

Toilet

The toilet is 1.8m (6ft) long x 82cm (2ft 9in) wide. It has a WC at far end and wash basin (height 85cm (2ft 10in)) to the right just inside the door. There is a mirror above the wash basin with a and shaver point. Opposite the door is a radiator with rail above. Facing away from the WC is a handrail on the right side (height 1m).

Back Porch

From the back door there is a small step down of 3 cm (1¼ in) into the glazed back porch. The porch is 2.8m (9ft 4in) x 1m (3ft 3in) with a light tiled floor. To the right of the door as you enter are 3 coat hooks at height of 1.5m (4ft 6in) Also in the porch is the recycling bin. Straight in front of the door from the rear hall is a pair of sliding doors leading out into the garden over a threshold 4cm (1½in) high inside and 6cm (2½in) high outside.

Outdoor Facilities

The patio is reached from the lounge via a large sliding glazed door, 1m (3ft 3in), wide with a raised threshold of 3½cm (1½in) and a step down of 16½cm (6½in). There is a black rubber mat outside the door. The patio is equipped with 4 chairs and a table and has 90cm (3ft) high rails around it. 5 steps (45cm (18in) tread x 17½cm (7in) rise) with a handrail on each side lead down to the rear garden.

The front garden has a level lawn accessed from the top of the drive and is surrounded by flower beds.

Access to the rear garden from the drive is via a gate 1.1m (43in) wide and a sloping concrete path on the right side of bungalow leading to a gently sloping lawn leading down to a small orchard area. Alternatively the back door leads on to this path with a step down of 6cm (2½in) from the back porch.

Shop

Two convenience stores/newsagents are available within walking distance on the sea front. The seafront is level with a footway at least 1.8m (6ft) wide.

Leisure & Eating Facilities

Blue Anchor has two pubs, both of which provide food, 2 cafés and a farm tea room. There is also a small indoor swimming pool.

Additional Information

Emergency contact numbers are on the notice board in front porch

There is a dry powder fire extinguisher and fire blanket on the wall just inside the kitchen door from the hall at the end of the kitchen units and a foam fire extinguisher is located in the front porch behind the front door.

There is no landline telephone at Meadow View but mobile phone reception is generally good. There is a telephone kiosk on the seafront outside Holborne Caravan Park.

The property is strictly non smoking.

Contact Information

If you require further details or have any comments to make regarding the services we provide, please do not hesitate to contact us.

Jenny Spiller: 01984 656 427

Helen Summerhayes: 07974 311 963

email:- mike@elworthy-cottage.co.uk

20th June 2010