

## **ACCESS STATEMENT**

- The cottage is approached through a pair of wooden gates. Inside the gates there is enough room to park two small cars. This area is made up of chippings.
- Just outside the gate there is a small slip road where you are able to park a car just off the road.
- From the gate to the front door of the cottage is 18 meters.
- The nearest bus stop is three quarters of a mile away.
- The door to the entrance porch of the cottage is 80cms wide. There is a step up into the front door of the cottage which is 23cms high and the doorway is 87cms wide.
- There is an open plan lounge area with stairs leading to bedrooms
- Sitting area has two, two-seater sofas and one single wing chair.
- There is a wood burning stove in the lounge
- There is a C D Player in the lounge, TV and DVD
- Access to cottage garden via front door and porch
- Kitchen entrance from lounge through door 73cms wide
- Kitchen has an oil-fired Rayburn, two ring hob and comb-microwave/oven washing machine and dishwasher
- Outside stable door into kitchen from paved patio-area 72cms wide.
- Kitchen worktop height 90cms
- Two bedrooms and bathroom via 11 stairs with banister on left, to small landing area, then there is one step to the left, and one step to the right.
- Bathroom has 74cms wide door, bath height 67cms, toilet height 45cms, an separate walk in shower cubicle, door width 54cms.
- Largest bedroom, door width 75cms, has one double bed and one single bed. Second bedroom, door width 75cms, has a double bed.
- Non feather pillows and duvets with poly-cotton covers and sheets
- Both bedrooms had a remote control portable TV one with video.
- Light switches and power points are accessible and at a sensible height
- The cottage has an electrical smoke detector system, a carbon-monoxide sensor and a current electrical certificate.
- Orange mobile phone reception is best in the smaller bedroom near the window.
- The pretty cottage garden is enclosed.