

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Battersea House

Introduction

Battersea House is a large luxurious town house, centrally situated in St Mary's Street within the town walls of Tenby.

The harbour, shops and restaurants are a minutes walk away and there are 3 beaches all within a 3 minute walk from the house.

St Mary's Street has a level gradient into the town, there is large pavement directly outside the house.

The property sleeps up to 8 people in 4 bedrooms, there is a ground, first and second floor in this house.

We have focused on providing our guests with luxurious and comfortable furnishings in a central location with everything you need for a good holiday.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07855 495182 or email suewatt1@hotmail.com.

Pre-Arrival

Full details and maps of how to reach the house are provided within the adverts on holiday lettings and owners direct and are emailed 2 weeks prior to your visit. Alternatively you can

plan your journey by car or public transport using www.transportdirect.info, simply enter your postcode and ours, which is SA70 7HW to get directions.

The nearest railway station is Tenby which is ¼ of a mile walk away. Taxis can be booked from the station. There are a number of local taxi companies; Tenby Taxis 01834 843678, Carew Cabs 07873 262659, Gaz Cabs 01834 844024 and Guv's Taxis (24 hours) 07811 111679

There is a main bus stop in Tudor Square and there is a taxi rank next to the bus stop.

The Pembrokeshire Coastal bus services is available online at www.pembrokeshire.gov.uk/transport or more information can be found at the Tourist Information Centre.

If you are travelling by public transport, please do contact us so we can advise on the best means of reaching the apartment.

Key Collection, Welcome and Car Parking

The keys are sent recorded delivery 2 weeks before your holiday begins and there are 2 keys; one to open the front door and the other opens the internal glass door.

There is 1 private parking space situated at another of our properties (No 5 Court House). The key, map and instructions

are kept in Battersea House in the kitchen and can be collected when you drop your luggage off and you can then park the car.

This house is situated within the Tenby pedestrianised Summer zone and information is sent to each holiday maker 2 weeks before their holiday. An access pass is also sent to allow access inside the restricted time zone to unload.

During the Summer months, it is very busy in Tenby and it is advisable if there are 2 cars to use the nearest car park at the Rectory car park which is 4 minutes walk away. The charge in the Summer is around £22 for a week.

Within the property there is a Welcome pack containing tea, coffee, sugar, biscuits and a bottle of wine. Toilet roll, hand soaps in all bathrooms and fairy liquid in the kitchen is also supplied for your convenience.

The nearest Blue Badge parking is at the end of the street on the Paragon, 150 metres away, there is 1 disabled space available and restricted to the maximum 3 hour time limit available to a Blue Badge holder.

Entrance to Property

There is 1 shallow step from the pavement up to the front door of Battersea House and no handrail. Upon entering the front doorway which is 37 inches/940mms, there is an internal glass door (doorway is 29inches/740mms) that opens inwards

into the ground floor hallway.

Halls, Stairs, Landings, Passageways

The hallway is lit using 1 central light, the switch is on the right hand side at the bottom of the stairs. The walls are white and the flooring is a grey tile in all areas of the hallway.

The hall is 39 inches wide (1000mms) and narrows to 30 inches (760 mms) and there is a second glass door 3/4s of the way down the hallway. Just past this 2nd glass door and on the left hand side of the hallway, there are 8 coat hoaks at 67inches/1700mms high and a downstairs toilet on the right hand side.

The downstairs toilet has a doorway of 26inches/660mms and the sink is 32inches/810mms high with no pedestal. The toilet height from floor is 15inches/390mms and the room has white walls, grey floor tiling and a small mirror and light above the sink. There is also a central light.

Returning to the hallway and entering through the 2nd glass door, the hallway continues and expands to incorporate the utility area. There is a washing machine (50inches/490mms to door handle from floor) and a separate tumble dryer (19inches/490mms to handle). There is a worktop over both of these units at 38 inches/970mms high and a cupboard above which is 60 inches/1530mms high from the floor.

There is a back doorway from the central hallway which is

31inches/790mms wide and a small step off the back door takes you into the outdoor courtyard. The height of the step is 11 inches/230mms high from the floor.

Within the outdoor courtyard, there is a shower 39 inches/990mms high to the handle and there are 6 outdoor chairs and a table. The table is 28inches/710mms high and the dining chair seats are 16inches/410mms high from the floor.

The stairs are a natural cream carpet of a medium pile with cream coloured walls. The width of the staircase is 29inches/740mms.

There are 12 steps to Bathroom 1. There are a further 5 steps to the 1st floor Master bedroom and Twin Bedroom. There are 8 steps to the half landing and a further 8 steps to the 2nd floor. The stair width is constant, the carpets are the same throughout all of this area.

Sitting Room/Lounge Area

The flooring continues in the grey tiling from the hallway and there is level ground floor access into this room. The room is open plan and has an opening to the kitchen and dining area from this room.

Within the lounge there is a large tan leather corner sofa on the right hand side (16inches/410mms high from floor to seat)

and a cream chaise longue on the left hand side which is 14inches/360mms from the floor to seat. There is a selection of 6 cushions on the sofas and a rug that is dark brown and orange. The walls are white, curtains are dark orange and the furniture is a medium oak colour. The TV unit is within one corner of the room at 22 inches/570mms height. There is a nest of tables, tallest table is 23inches/590mms and shortest table is 20inches/510mms high from floor.

There is a working gas fire in this room which is 5 inches/130mms from the floor to reach the switch to turn it on.

There are 3 wall shelves in the alcove, the lowest is 28inches high and the highest is 71inches. The shelves contain various books, leaflets and family games.

There are 2 floor lamps, a 4 light central chandelier and a table lamp in this room. There is also a window that gives natural light.

All of the furniture is moveable.

The TV (which includes radio), has subtitles and audio description and the instructions are found in the Welcome pack.

Kitchen Area

The kitchen area is reached from the lounge and the open

plan opening is 52inches/1320mms wide. The kitchen units are a dark brown colour and are on the left hand side and there is an Aga and electric cooker on the right hand side of the kitchen. The flooring continues in the dark grey tiling and the walls are white.

There is no carpet or rug in this area and there is no door into the kitchen.

Worktop and sink are 36 inches (920mms) above the floor, the microwave sits on top of the worktop and opens to the left hand side at a height of 39inches/1000mms.

Fridge freezer available with the fridge above the freezer section, highest shelf in fridge is 67 inches (1700mms) and lowest drawer in freezer is 21 inches (540mms) above the floor. There are 3 drawers in the freezer and 4 shelves in the fridge.

The dishwasher handle is 33inches/840mms from the floor.

Wall cupboard height containing glassware and crockery is at 44 inches (1120mms) above the floor. The sink has a lever tap and separate waste extraction area and draining board.

There is a central light in this kitchen area.

We are currently adding an electric cooker to the cooking area of the kitchen and will update this Access Statement once

installation is complete.

There is a free standing butchers block within the kitchen area with a food preparation wood block on top and there is a separate small cupboard housing the vacuum, dustpan and brush and floor brush.

The kitchen area opens into the dining area, width of opening is 56inches/1430mms.

Dining Room Area

The table is a long rectangular table with 8 ladder back chairs, all in a medium oak colour with dark grey tiled flooring and cream coloured walls.

There is space around the table for a wheelchair and a high chair. The height underneath the dining table is 30 inches/760mms, and the height of the seat of each chair is 17inches/450mms high from the floor.

The dining area has French doors onto the courtyard, the width of the doorway is 44 inches/1120mms wide. There is also a small unit in the corner of the dining room which houses 8 small drawers. There is a radio/ipod dock on the top of this unit.

Bedrooms and Sleeping Areas

All of the bedrooms contain the same bedroom furniture which is white and pine coloured in the same range.

Bedroom 1 :The twin bedroom is reached from the carpeted internal stairway on the 1st floor. Door width is 28 inches (720mms). The two beds face opposite each other and there is a double wardrobe and 2 bedside cabinets in this room.

Bed height; 21 inches (533mms), height of clear space under bed; 10 inches (254mms).There is 1 central light in this room and 2 bedside lamps.

The carpet is a natural white medium pile and the walls are white.

There is a double wardrobe in this room with a hanging rail containing 12 coat hangers .

Bedroom 2: The master bedroom is reached from the carpeted internal hallway on the 1st floor, the carpet is a natural white colour with white walls.

Doorway width is 30inches (760cmms). Central chandelier ceiling light and 2 bedside lamps in this room.

The King master bed has access all the way around the bed. Bed height; 21 inches (533mms), height of clear space under bed; 10 inches (254mms).

There is a dressing table (30inches/760mms high table, 18inches/460mms high stool) and a chest of drawers in this room. There is also a triple wardrobe (45inches/1050mms

from floor to handle of door) with 12 coat hangers.

Bedroom 3 is a double bedroom on the 2nd floor with a doorway width of 28inches/720mms. There is access all the way round the bed with 25inches/640mms from the bed to window narrowing to 18inches/460mms. The wardrobe space to the bed on the left hand side is 44 inches/1120mms wide and the double wardrobe contains 12 hangers.

Bed height; 21 inches (533mms), height of clear space under bed; 10 inches (254mms). There is 1 central light in this room and 2 bedside lamps on 2 bedside cabiners.

The carpet is a natural white medium pile and the walls are white.

Bedroom 4 is a twin bedroom on the 2nd floor with a doorway width of 28inches/710mms. The beds face you towards your left as you enter the room. From the end of each bed there is a gap of 18inches/460mms. There is 1 bedside cabinet between the 2 beds with 2 bedside lamps, gap between the beds is 18inches/460mms wide. There is a double wardrobe containing 12 hangers. There is a central light and the carpet is a natural white medium pile and the walls are white.

All of the duvets in all of the bedrooms are non-allergenic and all of the furniture could be moved if needs be.

Bathrooms, Shower-rooms and Toilets

Bathroom 1 on the first floor contains a walk in shower, WC and sink has flat access from the half landing with door way width of 29inches/740mms wide. Flooring is white carpet, walls are blue mosaic tiles.

Shower opens using double doors, width of opening is 20inches/510mms. There is small step into shower of 12inches/310mms high and the height of the shower handle is 36inches/920mms high. There is a seat inside the shower area which is 30inches/760mms wide.

WC height from floor to seat 15 inches (390mms), height of washbasin 32 inches (820mms), no pedestal. There are 2 washbasin taps that are turned for cold and hot water

Small cabinet and central light and separate mirror with light. Height of shelf over sink is 49inches/1250mms.

Bathroom 2 on the 2nd floor contains shower over bath, WC and sink and doorway width is 28inches/710mms. Flat access from 2nd floor hallway with cream carpet, blue mosaic tiles and cream walls, central light and mirror light above sink.

WC height from floor to seat 15 inches (390mms), height of washbasin 32 inches (820mms), no pedestal. There are 2 washbasin taps that are turned for cold and hot water. Bath height is 23inches/590mms with tap height of 20inches/510mms. Seat in curved bath is 9inches/230mms high from floor of bath.

Garden/Outdoor space

Courtyard area housing table, chairs, outdoor shower and bins. Details above.

Additional Information

Mobile phone reception is poor and there is unlimited wifi at the property. There is a phone accepting internal calls only.

There is a comprehensive Welcome file at the property detailing important information including local hospitals, doctors and dentists. There is a separate file for all manuals and instructions and a Visitors book.

Future Plans

This house was purchased in the Winter of 2012 and we all furnishings are new from that date. The tourist board are due to visit in February 2013 and we hope to be awarded a good grading. Standards of furnishings will be maintained in the future.

Contact Information

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Grid Reference:

Hours Of Operation: 24 hours