

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 Flat 1 Sherbourne House

Introduction

Flat 1 Sherbourne House is a bright and airy apartment centrally situated on Sutton Street, just off the South Beach Esplanade in Tenby. The harbour, shops and restaurants are a few minutes walk away and there are 3 beaches all within a 5 minute walk from the apartment. The flat is first floor and is situated on Sutton Street which has a level gradient. The property sleeps up to 4 people in 2 bedrooms. All of the accommodation is on the 1st floor. In this apartment, we have focused on providing our guests with cosy 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 apartment are provided within the adverts on holiday lettings and owners direct. Alternatively you can plan your journey by car or public transport using www.transportdirect.info, simply enter your postcode and ours, which is SA70 7DX 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 kept within a locked box half way up the stairs inside the hallway of Sherbourne House and a key code is advised 2 weeks prior to your stay via email or telephone. The key box is 53 inches/1350mms high from the floor.

There is no private parking but the flat is situated on Sutton Street, which does have approximately half of the road available for street parking with no restriction. During the Summer months, it is very busy and it is advisable to use the Rectory car park which is 250 metres away. The charge in the

Summer is around £22 for a week and gives you flexibility to explore Pembrokeshire.

Within the property there is a Welcome pack containing tea, coffee and sugar. Toilet roll and fairy liquid in the kitchen is also supplied for your convenience.

The nearest Blue Badge parking is on the Esplanade (150 metres away), there are 3 disabled spaces available and restricted to the maximum 3 hour time limit available to a Blue Badge holder.

Entrance to Property

There are 5 steps from the pavement up to the front door of Sherbourne House and no handrail. Upon entering the front doorway which is 32 inches/820mms, there is an internal glass door that opens inwards. The internal glass door width is 29 inches/74cms.

Halls, Stairs, Landings, Passageways

The hall stairs and landings are lit using 1 central light, the switch is on the left hand side at the bottom of the stairs. The walls are white and the flooring is a dark red carpet.

The hall is 38 inches wide (970 mms) and narrows to 34 inches (870 mms), there are 18 internal steps to reach Flat 1. The doorway to Flat 1 is on the left hand side and measures 28 inches/710mms. There is flat access from the landing into the apartment.

Once inside the apartment, there is an internal hallway upon entering. The internal hallway is carpeted in a neutral fawn thick pile and the walls are white. Turning to the left of the internal hallway, there are 6 coat hooks that hang at 68 inches/1730mms from the floor and are situated halfway down the internal hallway on the right hand side. Turning to the right of the internal hallway, you enter into the open plan lounge, kitchen and dining area. All of the levels from the internal hallway are flat access.

Sitting Room/Lounge Area

The flooring changes to a dark wood laminate from the hallway, there is no internal door into this room. The walls are white and decorated with various canvas prints and pictures of different colours.

There is a large grey corner settee with separate footstool decorated with 2 small grey cushions and 3 light blue cushions. There is a white, grey and black rug (79x55inches/2000x1400mms) in the centre of the room in front of the grey settee.

The TV is on a dark wood TV unit (24 inches/620mms from floor) on the right hand side of the room and in the other alcove, there is a dark wooden bookcase (40 inches/1010mms from floor), filled with books and a nest of 3 dark wooden tables sits next to the bookcase.

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.

The lighting is a central white lamp and there are 3 lamps around this lounge area.

Dining Room Area

The table and chairs are situated in the bay window of this room, with views of Caldey Island to the left and the Bowls Club and street to the right. There is space around the table for a wheelchair and a high chair. The table and chairs are in dark wood, the table which is round has 2 crossed legs. The height underneath the dining table is 30 inches/760mms, the diameter of the table is 44 inches/1120mms. There are 4 chairs around this large round table, each chair is 18 inches/460mms high to the seat from the floor.

Dark wood laminate flooring continues into this area and the walls are white in this area with 3 large bay windows at 18 inches/460mms height providing natural light into the room.

The gap between the corner settee and dining room table is 34 inches/870mms and all of the dining room furniture is moveable.

Kitchen Area

The kitchen is in the shape of a square to the right of the

dining room area with a large window providing natural light. The units are white and the worktop is coloured with a dark grey fleck.

The dark wood laminate flooring is continued into the kitchen and the walls are white. There is no carpet or rug in this area and there is no door into the kitchen.

To enter the kitchen from the dining area, there is a gap between the wall and the end of the kitchen worktop which is 29 inches/740mms wide.

The door of the oven drops down and the handle is 28 inches (720mms) above the floor. The induction hob is 37 inches (940mms) above the floor. There is a fan extractor above the hob.

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.

Fridge freezer available, highest shelf in fridge freezer is 25 inches (640mms) and lowest drawer in fridge is 11 inches (280mms) above the floor.

The dishwasher handle is 32inches/820mms from the floor and the washer/drier handle is 17inches/430mms from the floor.

Wall cupboard height containing glassware and crockery is at 44 inches (1120mms) above the floor. The sink has a single mixer tap.

There is a central light in this kitchen area.

Bedrooms and Sleeping Areas

Bedroom 1 :The twin bedroom is reached from the carpeted internal stairway on the right hand side. Door width is 32 inches (820mms). The two beds face you upon entering and turning right into the bedroom, with a bedside cabinet in-between, the gap is 17 inches (431mms) between the beds. The bedroom furniture is pine and white coloured.

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 from the hallway continues into this room and is a natural fawn thick 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, the carpet continues into the room with white walls and pine/white bedroom furniture.

Doorway width is 32 inches (820mms). Central 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 wide chest of drawers in this room (34inches/880mms high, lowest drawer handle 9inches/230mms). There is also a triple wardrobe (45inches/1050mms from floor to handle of door) and all of the furniture is pine and white coloured.

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

Bathrooms, Shower-rooms and Toilets

There is 1 bathroom at the property containing a sink, WC and shower. Level access from internal hallway. Non slip tiled flooring in a fawn colour, white suite. Door opening width of 25 inches/640mms.

Shower over bath and the bath height is 22 inches/560mms from tiled flooring, internal bath height 15 inches/380mms.

WC height from floor to seat 16 inches (406mms), height of washbasin 33 inches (840mms), 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 light pull is 53 inches/1350mms and the gap from the bath to the doorway is 46inches/1170mms.

Garden/Outdoor space

There is no outdoor space.

Additional Information

Mobile phone reception is good.

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 flat was completely refurbished during the Winter of 2012 after 7 years of successful holiday letting. We also expanded the business at this time and are currently using facebook as our website. The tourist board is due to visit in February 2013 and we are hopeful of a good grading and will advise accordingly.

Contact Information

Address (Inc postcode): Sue Watt
39 Station Road,
Llanishen,
Cardiff
CF14 5UT

Telephone: 07855 495182

Email: suewatt1@hotmail.com

Website: <http://www.facebook.com/SeascapeHolidaysLimited>

Grid Reference:

Hours Of Operation: 24 hours