

# **ACCESS STATEMENT**

## **INTRODUCTION**

Our self catering lodge is all ground level and we have provided as much information as possible. Please contact us on 01283 763265 if you have any queries.

## **PRE-ARRIVAL**

- We have a website: [www.shortheathwater.co.uk](http://www.shortheathwater.co.uk)
- Booking can be made by e-mail or telephone
- The nearest train station is approx 9 miles (Burton), there are accessible taxis available
- The nearest bus stop is approx 150 metres away from the entrance to our car park

## **ARRIVAL & CAR PARK FACILITIES**

The entrance from the road is down a tarmac drive, the lodge is situated on the right of the drive. Large double wrought iron gates lead to car park area of gravel chippings which leads to paved car port. There are two small steps up to a porch area, the main entrance door is on the left, the tackle/bike room entrance is facing and a small store room door is on the right.

## **MAIN ENTRANCE**

The door is 31.5 inches wide and hinged on the left leading to a wide hall. The keyhole is 43 inches high.

The hall floor is laminate with an information bureau situated next to the kitchen door. On the bureau is a coin operated telephone, a tourist brochure stand, information folder and instruction manuals for all appliances.

## **ROOMS LEADING OFF THE MAIN HALL**

### **Starting on the right going anti-clockwise**

First door on the right 31 inches wide, hinged on the right leads into double bedroom. The flooring is carpet. Non feather duvets and pillows are supplied and bedside lamps are situated on bedside tables each side of the standard size double bed. On the right as you enter the bedroom is a door 27 inches wide leading to the en-suite shower room. The flooring is laminate and the walk in shower as a step over of 6 inches.

Second door on the right 31 inches wide, hinged on the right leads to the kitchen. This is fully fitted with a free standing table & chairs. A worktop of 37 inches high runs around 3 sides of the kitchen. The floor is vinyl. The room is evenly lit with spotlights and there is good contrast between cupboards, work surfaces and walls. A fridge, freezer, washing machine and tumble dryer are all situated under the worktop.

Third door facing as you walk through the main door leads to the lounge. The door is 31 inches wide and is hinged on the right. Patterned carpet to the floor (no rugs or mats), Light coloured walls, very well lit with ceiling and wall lights with switch to the left as you enter the room 51 inches high.

Furniture is non feather settees and chairs. One large sofa, one small sofa and one twin bed settee, all with arms. Television with freeview channels and DVD player both have remote controls. Large patio sliding doors with a small step over of 4 inches high lead into the conservatory.

One two seater sofa and two chairs with arms and a coffee table. An exit door to the left with 2 steps down (5 & 8 inches high) and a hand rail lead to the garden. An exit door to the right with 3 steps down (9, 6 & 9 inches high) and hand rail lead to the garden.

Fourth door is on the left of the hall at the end of the corridor and leads into the twin bedroom. The door is 31 inches wide and is hinged on the right. A pull cord is on the left for the main ceiling light. Non feather duvets and pillows are supplied and reading lights are on the wall adjacent to each bed.

Fifth door on the left of the corridor leads to the main bathroom. The door is 28 inches wide. The light switch is on the left before entering the room. The flooring is laminate. The room consists of a large bath with hand rail, toilet with low flush, well lit vanity unit with shaver point, a wicker chair with arms and free space to move around.

### **OTHER ROOMS LEADING FROM THE FRONT PORCH AREA**

On approaching the porch the door facing is 31 inches wide with keypad number lock (code found on notice board in hall) is hinged on the left and a step of 5.5 inches leads to the store room. At the end of this room a door with a 5.5 inch step leads to a second store room. Out of this room a door on the left (30 inches wide), hinged on the right with a step down of 9 inches leads to a large paved patio area. The barbeque is stored in this store room. A table & four chairs are situated on the patio.

### **GARDEN**

The garden consists of gravel area (parking), paved pathway around the outside of the lodge which leads to rear conservatory door and a large grassed area with shrub borders. An alternative access to the rear patio/barbeque area (other than through the store rooms) would be via the garden.

### **FIRE DETECTION**

There are smoke detectors in bedrooms (batteries checked regularly) and hall (mains electric), a fire blanket adjacent to the cooker in the kitchen and a multi purpose fire extinguisher in the hall. All guests are advised of fire risks and safety and a current fire risk assessment record is displayed in the hall.

We welcome any feedback and are open to suggestions.

We are here to help and hope you enjoy your stay with us.