

## **ACCESS STATEMENT FOR CENTRE HOUSE, RINGMORE LODGE**

Ringmore Lodge is a self-catering, early 18<sup>th</sup> Century Grade II listed house with access to front and rear of the property.

We have tried to provide as much information as possible in this statement but if you have any queries please call.

### **Arrival and Car Parking Facilities**

There is parking for one car at the rear of the premises where luggage can be unloaded. Additional parking is on street at the front of the property at the bottom of the garden in an adjacent road.

### **Main Entrance and Reception**

Entrance is on the same level as the car parking which is right outside the back door. The door is 80cm wide and 198cm high with a 12cm raised door threshold, which leads into a small hallway with stairs off, door into the downstairs toilet/laundry and kitchen door, which leads into the remainder of the ground floor rooms and garden. There is a light switch on the right hand side.

### **Laundry**

Leads off the hall through a door 61cm wide and 193cm high. There is a small washbasin, toilet and washer/dryer and the light is on the right as you walk in.

## **Self Catering Kitchen**

Leads off the hall through a door 77cm wide and 202cm high with light switches to the kitchen and dining room on the left hand side. The kitchen units are 91cm high. There is a tiled floor with two slip mats. There is a double oven cooker, fridge, dishwasher and microwave in the kitchen and a freezer under the stairs with the iron and ironing board. The walkway between the kitchen and dining area is 81cm.

## **Dining Room**

The dining room is separated from the kitchen by a breakfast bar. The table is moveable and 77cm high with legs in each corner. The chairs are all moveable with removable padded seat pads and no arms. There is access all the way round the table.

## **Lounge**

This leads off the dining room through a door 79cm wide and 207cm high with the light switch on the right hand side. There are two sofas with feather seats, 2 separate chairs, a large ottoman and footstool. There is a TV, DVD, free view, CD and radio all with remotes. This leads into the garden through a door 79cm wide and 203cm high over a small door threshold 6cm high and 11cm wide.

## **Outdoor Facilities/Grounds and Gardens**

There is a large garden with access off the lounge down 2 steps 14cm and 16cm onto a large patio with table 71cm high with plastic garden chairs. There are 7 steps down onto the lawn 67cm wide, 34cm deep with 15cm risers. There are also 2 steps to the right side of the patio with risers of 19 and 22 cm. The main lawn leads down onto a

smaller patio area. There is also a garden gate with access into Ringmore Close (additional street parking)

Stairs lead off the entrance hallway. There are 13 stairs, which are 86cm wide with risers of 24cm and treads of 25cm. There is a handrail on the right hand side.

There are 11 stairs to the second floor. There are 2 steps and then a twist to the right, and are 86cm wide, 23cm deep with 22cm risers and a handrail on the right.

## **Bedrooms**

Bedroom 1 (1<sup>st</sup> floor front). The door is 91cm wide and 208cm high with the light switch on the left. There is a king sized bed with bedside tables with lamps on each. Two double wardrobes and 2 chests of drawers. There are also 2 easy chairs.

Bedroom 2 (1<sup>st</sup> floor rear). The door is 78cm wide and 198cm high with the light switch on the right. There is a king sized bed with bedside tables and lamps on each side. There is a large wardrobe with hanging and shelves.

Bedroom 3 (2<sup>nd</sup> floor front). The door is 76cm wide and 196cm high with the light switch on the left. There are 2 single 3foot beds with bedside tables and lamps on each side. There is a built in wardrobe, a large chest of drawers, 2 small chairs and a small bed/sofa on the side wall.

Bedroom 4 (2<sup>nd</sup> floor rear). The door is 76cm wide and 185cm high with the light switch on the right. There is a king sized bed with bedside tables and lamps on each side. There are a couple of chests of drawers, which are under the eaves.

**All bedding is provided and the quilts and pillows are non-feather.**

There is a small landing on the 2<sup>nd</sup> floor with a freestanding hanging/shelving unit, small cupboard with games, a CD player and a bed settee.

## **Bathrooms**

Bathroom 1 (1<sup>st</sup> floor next to bedroom 1) The door is 75cm wide and 198cm high with the light switch outside the door on the right. There is a bath with two grab rails, toilet and washbasin.

Bathroom 2 (1<sup>st</sup> floor rear). The door is 75cm wide and 198cm high with the light switch outside the door on the right. There is a corner bath with one grab rail and electric shower over, toilet and washbasin.

**The house is carpet throughout with good quality wool, except the kitchen area, which is tiled.**

## **Additional Information**

- ◆ You will be met on arrival by our housekeeper
- ◆ Welcome pack and information on the dining table
- ◆ Payphone provided
- ◆ Highchair and booster seat provided
- ◆ Travel cot and baby listeners available on request
- ◆ General good mobile reception

## Contact Information

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