

## **Access Statement – 4 Wall Park Road**

---

### **Introduction**

This self-catering chalet bungalow is situated in a wide road and being about a 10 to 15 minute walk from the town centre.

### **Pre-Arrival**

For bookings please contact:  
Blue Chip Vacations  
Tel: 0844 561 2001  
Fax: 01803 881029  
[www.bluechipvacations.com](http://www.bluechipvacations.com)  
[bookings@bluechipvacations.com](mailto:bookings@bluechipvacations.com)

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

- The property has an off road parking bay for one car, outside the house. This is surrounded by a low wall with a cobbled surface.
- There is also parking on the road outside the property.
- The property is accessed via a wrought iron gate 89cm wide, followed by a set of 5 paved steps which are 21cm high x 39cm wide
- There is a low wall to one side but no hand rail
- There is a slight sloping pathway to either the main entrance of the property or side access to the garden
- The garden can be accessed via a wrought iron gate 81cm high

### **Main Entrance and Reception**

- The main entrance is a modern inward opening UPVC door
- The door is 78cm wide with a step to the entrance 20cm high. There is also a 4cm high lip inside the door.
- The doorway leads to a small porchway 85cm wide.
- The internal door is 75cm wide, opens inward with a 10cm step and 7cm ledge

### **Public Areas – General (internal)**

- The property is laid out over two floors
- The main hallway is 80cm wide at the narrowest point, with dark wood floor and pale colour walls
- There are 13 steps to the second floor, each 20cm high

- Hand rail on wall and rail on the side
- Doors for the kitchen, lounge, bathroom and toilet are located off the main hallway
- Access to the downstairs bedroom is gained from the lounge via a doorway with an inward opening door 74cm wide

### **Laundry**

- The washing machine is located in a small utility room off the bathroom

### **Bedrooms**

- there is one bedroom located off the lounge with inward opening door 74cm wide
- twin beds have full access on either side
- upstairs is a double bedroom with inward opening door 69cm wide
- access to both sides of double bed available
- single bedroom upstairs with inward opening door 69cm wide

### **Bathroom, Shower Room and WC**

- access to bathroom is through inward opening door, 74cm wide
- lino floor
- the bath is in a recess with shower facility at one end of the bath
- there is a pedestal basin with mirror above
- a toilet is located next to the bathroom, accessed by an inward opening door 74cm wide
- small corner sink unit by the door with piper underneath
- standard WC

### **Self-Catering Kitchen**

- accessed by internal opening door 73cm wide
- lino floor
- the kitchen units are 91cm high under unit fridge and freezer
- the hob is located on top of a unit 91cm high and 58cm wide
- the oven is located on units 91cm high base top most part which is 85cm high
- dining table located in main kitchen area
- sun lounge off the kitchen entrance which is 110cm wide but no door
- there is access to the rear garden from the sun lounge
- the door is 71cm wide with the ledge down from the door to patio 21cm
- the patio area is directly outside with paving slabs

- there are 3 steps down from the patio to garden, each 19cm high and leading to a small paved area

### **Grounds and Gardens**

- a patio area is directly outside with paving slabs
- there are 3 steps down from the patio to garden, each 19cm high and leading to a small paved area
- the garden is mostly laid to lawn with a slight slope
- there are scrubs around the border with an apple tree to one side

### **Additional Information**

- additional informational such as taxi numbers, bus information, emergency numbers, e-mail and website details are contained within the Welcome Pack