



ACCESS STATEMENT FOR 13 GREAT CLIFF

Introduction

- 13 Great Cliff is a second floor apartment in a block built in 2006 overlooking the sea at Dawlish, South Devon.
- The railway runs between the beach and the building along a sea wall. A large number of local and main line trains use the line during the day with occasional services during the night. In addition the sea crashes against the wall for about 4 hours around high tide (approximately every thirteen hours day and night). Because of both these occurrences it is important to recognise that there is a certain amount of noise and (harmless) vibration that may be experienced in the apartment at any time. This is counterbalanced by the magnificent views along the coast.

Pre-arrival

For bookings please contact:

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General

- Except where mentioned all doors (internal and external) are 84cm wide.
- Apart from the bathroom and en suite (covered by industrial quality non slip flooring) and wood laminate in the kitchen area the apartment is fully carpeted.
- There is gas central heating with radiators in all rooms.



Arrival and car parking

- The A379, which runs down the side of the River Exe from Exeter drops down into Dawlish and sweeps left towards the sea front before running alongside the railway for a short distance. It leaves the town centre by rising sharply up a hill towards Teignmouth. Just before the hill Marine Drive is to the left and follows the railway for about 200 metres before ending in a turning circle. Great Cliff is to the right immediately in front of the circle and access to the parking space at the rear of the property is from this point.
- Each apartment is designated one space and No. 13 is clearly marked on the bay, which is about half way along – 4th bay after the bin store.
- Apart from restricted pay and display parking (maximum stay 2 hours 9am to 6pm) on Marine Parade there is no other facility for cars apart from long stay pay and display car parks at the station and at the top of the town.
- Dawlish is served by regular bus services between Exeter and Torquay/Newton Abbot with the nearest stops just at the end of Marine Parade.
- The station is within flat walking distance although taxis are available from the forecourt.

Common Area

- On arrival at Great Cliff the block can be entered through a door at the front although this has a slight lip (7cm high). A corridor links this with internal door to the main (rear) entrance.
- The main entrance from the car park has double doors 150cm wide that allow flat access to the corridor. To the left is a flight of stairs immediately before the lift to all floors. Entry to the lift is flat and the 80cm door leads into the car park which is 90cm wide and 140cm deep.
- The stairs wrap around the lift and are 120cm wide. There are 15 steps between each floor (30 in total to the second floor) each with a drop of 17cm and tread of 27cm punctuated by turning areas.
- Immediately opposite the lift entrance on the second floor is a door leading into a lobby shared by numbers 12 and 13 Great Cliff. The entrance door to No.13 is on the left.

Hall

- The external door leads directly into a hall which is 130cm wide and 920cm long.
- There are local railway pictures along the left side wall with 4 doors to the right of the corridor (bedroom 1, bathroom, airing cupboard and storage cupboard) and 2 at the end (lounge/diner and bedroom 2).
- It is lit by two single pendant light fittings.

Lounge/Diner

- Approached from the end of the hall through double doors 150cm wide the lounge/diner measures 546cm x 484cm. At the front of the building it has a bay window that gives magnificent views along the sea wall.
- There are two swivel chairs in the bay which complement the 3 seat settee and two armchairs in the room.
- At the back of the room is a half wall that separates the kitchen area and against this is the dining table which measures 150cm by 80cm. There are 6 dining chairs available.
- Along the sidewall is a cupboard measuring 150cm x 40cm and this contains a number of games.
- Visual entertainment is provided by a television that has a Freeview digital receiver box/DVD player.
- Additional heating can be gained from the electric fire which is set in a hearth and surround on the left hand sidewall.
- Lighting is by two 3 arm-ceiling pendants.

Kitchen

- An opening from the lounge allows access to the kitchen area which measures 360cm x 260cm. It contains a double electric oven, gas hob, fridge, freezer and dishwasher along with a double bowl sink. These are complemented by storage cupboards above the work surfaces.
- Halogen spots in the ceiling light the kitchen area and there are fluorescent tubes under the storage cupboards.

Bedroom 1

- At the back of the apartment bedroom 1 is accessed from the hall, measures 390cm x 380cm and has a fitted wardrobe with sliding doors along the sidewall.
- The window along the back wall overlooks the external walkway and therefore has darkened glass to ensure privacy.
- There are 2 lamp tables next to the double bed (135cm x 185cm) on the wall opposite the wardrobe.
- On the front wall there is a dressing table with mirror. A door leads to the en suite shower room along with WC and hand basin and this has a floor area 210cm x 170cm.
- Lighting in the bedroom is by single pendant whilst the en suite has 4 halogen spotlights.



Bedroom 2

- At the front of the house bedroom 2 measures 290cm x 330cm and has a double bed 135cm x 185cm.
- There is a double wardrobe, drawers, and two side tables with lamps. The width of available floor space is restricted to 60cm at each side of the bed.
- Lighting is by single pendant.

Bathroom

- The house bathroom floor area measures 200cm x 110cm accessed directly from the hall. There is a WC, washbasin and bath (165cm x 75cm) which has central grab handles at both sides.
- A hand held shower attachment is fitted to the taps.

General Information

- Dawlish, 4 miles North of Teignmouth and 10 miles South of Exeter is easily reached from the motorway network, as the M5 is less than 15 minutes away.
- The station, which has a regular service between Exeter and Paignton and a number of direct daily services to London and Penzance, is about 500 metres from Great Cliff.