

Access statement - 1 Braeside Mews

Introduction

Number One Braeside Mews is 5-Star rated Quality in Tourism by VisitBritain

It is centrally heated, double glazed and carpeted throughout

Smoke alarms are located in the inner hallway and stair landings

The self-catering unit is a town house, converted from part of a Victorian property believed to have been originally built as the Canon of Exeter's summer residence

Situated in the popular Roundham area of Paignton, close to Roundham Gardens, Young's Park, Goodrington Sands and Quay West Waterpark, the Mews is also convenient for the Paignton & Dartmouth Steam Railway and Paignton town centre with its further range of shops, amenities and attraction

Pre-arrival

For bookings please contact:

Blue Chip Vacations

Tel: 01803 855282

Fax: 01803 881029

www.bluechipvacations.com

info@bluechipvacations.com

Arrangements can be made for pre-arrival shopping to be delivered by contacting Holiday Home Management on www.holidayhomemanagement.com

Arrival & Car Parking Facilities

- The main entrance is located up a tarmac private driveway with a tapering gradient off the main road
- Luggage can be unloaded at the front of the Mews
- There are two designated car parking spaces in the private driveway within a few meters of the main entrance of the Mews
- There is also on street parking for additional vehicles
- Access to the rear entrance is by way of a tarmac walkway
- Dogs are **strictly prohibited**
- Smoking within the Mews is **strictly prohibited**
- Arrival instructions and contact details are issued by Blue Chip Vacations and Holiday Home Management
- Additional keys are available on request from Holiday Home Management

Main Entrance & Reception

- The main single door entrance is located at the front and leads directly into the Dining Hall
- Access to the main entrance is up 2 steps onto a concrete slabbed patio
- The rear single door entrance leads directly into the Kitchen
- Access to the rear entrance is up one step onto a concrete area
- There is an inner hallway between the Dining Hall and Kitchen
- There is a slight rise in the floor level immediately under the multi-paned door leading from the Dining Hall into the inner hallway

Dining Hall & Lounge

Dining Hall

- Located on the ground floor
- Size 16'5" x 14'8"
- Window to the front with open views of the sea across Young's Park to Goodrington Sands and of the Paignton & Dartmouth Steam Railway
- One dining room table and eight chairs with padded seats which can be supplemented by three stools located in the kitchen
- One folding table
- Two-seater sofa bed
- Teletext TV with free view and remote controls
- One centre light and two up-lighters
- WC available off the Laundry/Utility Room

Lounge

- Located off the landing on the second floor reached via standard height staircase with half landing
- Size 16'5" x 14'5"
- Accessed from the landing through double multi-paned glazed doors
- Feature iron and tiled fireplace with wood mantle and tiled hearth
- One 3-seater settee and one 2-seater settee
- Two easy chairs
- Coffee and lamp tables
- Teletex TV and video and DVD/CD players with remote controls
- Virgin Media and Broadband with Belkin N1 Wireless Router
- DVD's, videos, books and board games available for use of guests
- One centre light, two up-lighters, one down-lighter and one table lamp
- WC available in the en suite bathroom of Bedroom 1, upstairs in the shared bathroom or downstairs off the Laundry/Utility Room

Double patio doors leading onto:

Balcony

- Wrought iron balustrade
- South facing with panoramic open views of the sea across Young's Park to Goodrington Sands and of the Paignton & Dartmouth Steam Railway

Laundry/Utility Room

- Located on the ground floor off the inner hallway between the Dining Hall and Kitchen

- Size 9'7" x 7'5"
- Fitted with standard height units
- Stainless steel sink unit with single drainer
- Tiled splash back
- Fridge/freezer
- Standard sized front loading washing machine
- Tumble drier
- Wall mounted gas-fired combination boiler
- Ceramic floor tiles

Cloakroom

- Standard height corner wash-hand basin and WC
- Tiled splash back
- Extractor fan
- Ceramic floor tiles

Outdoor Facilities

- South facing and sheltered concrete slabbed patio area immediately in front of main entrance
- Teak bench with deck chairs
- Secure brick built storage unit for water-sports equipment

Bedrooms

Bedroom 1

- Located off the landing on the first floor
- Double (size 12'9" x 8'6") with en suite bathroom
- View over terraced garden
- Twin 3'0" beds
- Centre 2-draw bedside unit with table lamp
- Centre light

Archway to:

Dressing Area

- Size 8'0" x 4'6"
- Wardrobe with mirror
- 3-draw chest with mirror on and stool
- Centre light and wall light

Bedroom 2

- Located off the landing on the second floor
- Double (size 14'7" x 14'0") with shared bathroom
- Panoramic open views across Young's Park, Goodrington Sands and along the coast to Elberry Cove, Brixham and Berryhead
- Twin 3'0" beds
- Z-bed and double futon
- Centre 2-draw bedside unit with table lamp

- 3-draw chest with mirror on and table lamp
- Wardrobe with mirror
- Centre light

Bedroom 3

- Located off the landing on the second floor reached via standard height stair case with landing halfway
- Double (size 14'7" x 7'11") with en suite shower-room
- View over terraced garden
- Double 4'6" bed
- Two 2-draw bedside units with table lamps
- 3-draw chest with mirror on
- Wardrobe with mirror
- Centre light

Bathroom, Shower-room & WC

First Floor En suite Bathroom (Bedroom 1)

- Standard height pedestal wash-hand basin and WC
- Mirror over with light and shaver point
- Tiled splash backs
- Glass shelf
- Standard height panelled bath with thermostatically controlled shower over and hinged shower panel

Second Floor En suite Shower-room (Bedroom 2)

- Standard height pedestal wash-hand basin and WC
- Mirror over with light and shaver point
- Tiled splash backs
- Glass shelf
- Step-in shower cubicle with single leaf door and thermostatically controlled shower
- Extractor fan

Second Floor Bathroom (Bedroom 3) [En suite or shared]

- Shared with both second floor Bedrooms and first floor Lounge
- Standard height pedestal wash-hand basin and WC
- Mirror over with light and shaver point
- Tiled splash backs
- Glass shelf
- Standard height panelled bath with thermostatically controlled shower over and hinged shower panel with shower curtain
- Extractor fan

Self-Catering Kitchen

- Located on the ground floor
- Size 13'9" x 8'0"
- Fully fitted with standard height units
- 4-Gas hobs with extractor hood over
- Electric oven with grill
- Microwave
- Fitted standard fridge
- Fitted dishwasher

- 1½ bowl stainless steel sink unit with single drainer
- Centre spotlights
- Tiled splash backs
- Ceramic floor tiles
- Stools

Additional Information

- The Mews is located approximately ½ mile from Paignton town centre, approximately 100 meters from Young's Park and within 250 meters of Goodrington Sands (www.westcountryviews.co.uk/coastal/goodrington/goodrington.htm) and Quaywest Waterpark (www.quaywest.co.uk)
- The award winning Paignton Zoo (www.paigntonzoo.org.uk) is within a short driving distance
- The nearest bus stop is immediately outside the property
- The nearest train station is approximately ½ mile away
- Of particular interest is the Paignton & Dartmouth Steam Railway (www.paignton-steamrailway.co.uk)
- Information folder issued by Holiday Home Management
- Light switches and power points are at standard heights
- Good mobile phone reception