

**Access Statement for**  
**65 FORTUNESWELL, PORTLAND DORSET DT5 1LX**

**Introduction**

65 Fortuneswell is a terraced split level newly built 3 storey house situated on the main road A354 that circumnavigates Portland. The approach road is a one-way system that passes through the village of Fortuneswell where there are local convenience shops and pubs. The house has been decorated and furnished to a very good standard and benefits from an enclosed large balcony on the 2<sup>nd</sup> floor which benefits from fabulous sea views. There is off road parking for 1 car, but nearby there are 2 free public car parks. All floors in the house are either carpeted or tiled.

**Pre-Arrival**

- We have an extensive website with pictures of the house and garden.
- There is an online booking facility on the website and enquiries can be made via email or by telephone.
- All bookings are confirmed via email and instructions and directions are emailed and sent by mail.
- The nearest bus stop is opposite the house offering a regular bus service to Weymouth.
- Weymouth Railway station is 7.4 miles away, offering hourly service to Waterloo.
- Local taxi services are available from Nicky's Taxis 01305 821000
- This access statement is available on our website and in the 'Welcome File' in the house.
- A shopping order can be arranged from Tesco by booking it online prior to the visit.

**Arrival & Car Parking Facilities**

- The parking area is accessed by driving under an archway into a courtyard at the rear of the house. The archway is 450cms high and 217cms wide. There is steep slope (block paving) down to the courtyard, which is 10m long. The courtyard is also block paved and is gently sloping. The allocated parking space is the second one on the left and is marked with 65 on the fence behind it.
- There are two entrances; the front door is located at the front of the house to the right of the archway and the back entrance is via patio doors at the small decking area at the rear of the house. The decking area is accessed via 4 wooden steps up. The decking area and the steps can be slippery when wet.
- The keys are accessed in a key safe (140cm from ground), to the right of the patio doors, instructions and codes are sent to the guest prior to arrival
- Guests are responsible for carrying their own luggage to the house.
- The owner lives nearby and is contactable by phone.

**Main Entrance**

- The main entrance is the front door at the front of the house
- The front door is 84cm x 196cm, with the hinge on the right. The keyhole is 90cm high.
- There is a small lip over the threshold into the house.
- The front door opens into the hall area. There is a light switch on the left for the hall and the outside light.
- Directly inside the door is a door mat.
- The floor is carpeted.
- The utility room leads off from the hall to the left of the front door. The door to the utility

room opens inwards and is 84cms wide and 196cm high. ALL INTERIOR DOORS MEASURE THE SAME AS THE UTILITY ROOM DOOR.

- Inside the utility room there is a clear space of 160cms x 160cms and there is a washing machine and sink unit with worktop of standard height. This room also houses the cleaning tools, vacuum cleaner, ironing board and clothes airers.
- Through the Utility room there is a loo (cloakroom) with a door that opens outwards into the utility room. The loo has a toilet (40cms) and a hand basin (78cms).

### **Downstairs hallway**

The hall is 380cm long and 121cms wide.

There is also space (110cms x 87cms) to the left of the stairs that has a coat hanging space and there is a cupboard under the stairs that is private and is used by the owners to store extra bedding.

The hallway is carpeted.

### **Stairs**

- There are 13 stairs up to the first floor, there is a bend in the middle of the stairs. There are then 13 stairs up to the second floor, there is a bend in the middle of the stairs.
  - All stairs are 20cm high, 24cm deep & 80cm wide.
  - The stairs are carpeted.
- All doors leading off from the landings are 84cms wide and 196cm high.

### **First landing**

- The landing is L-shaped 264cms long and 196cms wide and has 3 doors leading off it. They all open inwards. Two of them lead to bedrooms and 1 to the lounge.
- The landing is carpeted.

### **Second landing**

- The landing is L-shaped 260cms long x 140cms wide and has 3 doors leading off it. Two open inwards and lead to a bedroom and the balcony whilst the other one opens outwards and leads to the bathroom. The balcony door measures 83cms x 98cms and has a 6cm lip to step over.
- The balcony door is fitted with a full length pane of clear toughened glass, there are different textured stickers on it at the bottom to draw attention to the clear glass.

### **Lounge/dining room**

- Access from the 1<sup>st</sup> landing.
- The lounge is carpeted with a fitted carpet.
- It is 13m long and 7m wide. It has a double aspect with a large bay window at either end.
- The windowsills are 50cms from the floor and are 50cm deep.
- Furnishings, there are 3 sofas, 3 coffee tables, a dining table (72cms high) & 7 chairs and a TV unit TV/DVD player as well as a shelf unit and dresser.

## **Bedrooms**

- There are 3 bedrooms, all can be double/twin rooms.
- All bedroom doors open inwards and are 84cms wide and 196cm high.

### **Bedroom 1 (2<sup>nd</sup> floor)**

- This room has a 5ft zip-link divan bed which is 62cm high
- There is a min of 85cm at each side of the double bed and a clear space of 200cm x 384cm at the bottom of the bed.
- This bedroom has a fitted carpet
- There is access to the balcony from this bedroom via patio doors measuring 170cms x 200cms, there is a lip of 4cms high to step over.

### **Bedroom 2 (1<sup>st</sup> floor at back)**

- This room has a 5ft zip-link divan bed which is 62cm high.
- There is a min of 77cms at each side of the double bed and a clear space of 293cms x 117cms at the bottom of the bed.
- This bedroom has a fitted carpet.

### **Bedroom 3 (1<sup>st</sup> floor at front)**

- This room has a 5ft zip-link divan bed which is 62cm high
- There is a min of 57cm at each side of the double bed and a clear space of 174cms x 265cms at the bottom of the bed.
- This bedroom has a fitted carpet

## **Bathroom/Shower-room**

- Access from the 2<sup>nd</sup> floor landing.
- There is a clear floor space of 244cm x 299cm the ceiling height is limited as the roof slopes down as you enter the bathroom – there is a Velux window immediately in front of you as you walk into the room.
- Flooring is tiled. There are mats supplied.
- There is a bath. The bath is 58cms high.
- The toilet is 40cm high
- The basin is 81cm high. It has a rounded front and is 45cm x 55cm.  
The shower cubicle is 70cms x 70cms and has an opening of 64cm with a step up of 25cms.

## **Kitchen**

- Access from the entrance hall.
- There is a door opening outwards into the hall.
- The door opens onto a landing measuring 143cms x 76cms and then there are 5 stairs down into the kitchen. The landing and the stairs are carpeted. The kitchen floor is tiled.
- The units are of standard height and width and are set out in an L-shape to the left of the

entrance.

There is triangular table that opens out into a square measuring and two chairs. The table is 73cms high.

- There is a clear floor area of 230cm x 217cm.
- There is a gas hob, electric oven, dishwasher, fridge/freezer, microwave and a good supply of pots, pans, utensils and other equipment.
- Catering standard crockery, glasses and cups etc are also provided in the cupboards and cutlery in the drawers.

### **Ground floor decking**

- The decked area outside the kitchen is accessed by patio doors (opening outwards from the kitchen) that measure 170cms x 200cms, there is a lip of 5cms high to step over.
- The decking can be slippery when wet. There are railings all around the are 93cms high.
- The area measures 200cms x 365cms and has a table and 2 chairs on it.
- There are 4 steps down to the car park area and these are 20cms high and deep and are 76cms wide. There is a handrail to the right of the steps.
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### **Balcony**

- The balcony is decked and can be slippery when wet.
- It measures 820cms x 316cms.
- The wall to the outside is 97cms high.

### **Additional Information**

- A welcome information book is in the house, together with many maps and brochures of the local area.
- The premise is non-smoking and non-pets
- There is a travel cot available - let us know beforehand if you require it.

Address: Mrs Deborah Sare, Lime Kiln, 2 Easton Lane, Portland, Dorset DT5 1BW

Telephone: 07976 152723

Email: [deborah@dsare.co.uk](mailto:deborah@dsare.co.uk)

Website: [www.contemporarycottage.co.uk](http://www.contemporarycottage.co.uk)

Hours of operation: Open all year

Emergency number: 07976 152723

Local accessible taxi numbers: Nicky's 01305 821000

### **Future Plans**

- To install a shower in the utility room.

**We welcome your feedback to help us continually improve if you have any comments please phone 07976152723 or email [deborah@dsare.co.uk](mailto:deborah@dsare.co.uk)**