

Access Statement for CHESIL VIEW,
4 WEARE CLOSE, PORTLAND DORSET DT5

Introduction

Chesil View is a detached split level house built in the 1970s situated in a small quiet cul-de-sac. The approach roads are very steep and the house has fabulous views of the Chesil Beach and the coast of West Dorset. It has been decorated and furnished to a very good standard and benefits from an enclosed rear garden and off road parking for 2 cars. All floors in the house are either carpeted or laminated.

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 in High Street 500 m away, 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 in the front of the house, there is parking for 2 cars off the road.
- The street is well lit with street lights.
- The parking surface is concrete, slightly uneven surface and there is a gentle slope to walk down to the front door.
- The keys are accessed in a key safe (90cm from ground), to the right of the front door, 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. There is another entrance to the left of the house with 15 concrete steep steps each step is 19cm high and 76 wide. There is a locked gate at the top of the steps which can be unlocked with key on key ring. The back door opens into the middle bedroom at the rear of the house.
- The front door is 88cm x 190cm, with the hinge on the left. The keyhole is 87cm high.
- There is a step up over the threshold into the house of 23cm high.
- The front door opens into the hall area, 1.80m x 1.60m. There is a light switch on the left for the hall.
- Directly inside the door is a door mat.
- The floor is a dark coloured laminated flooring.
- The kitchen leads off from the hall opposite the front door. The door to the kitchen opens inwards and is 75cm wide and 1.77cm high.
- There is a railing across on the left of the hall and a walkway through 89cm wide with a step down to the inner hallway. The step down is 12cm. To the left after the step is the top of the stairs and the inner hall is 2.13m long to the lounge door.

- On the other side of the first hall is a cupboard with double doors opening outwards, each door is 61cm wide and this cupboard houses the electric and gas meters and the cleaning tools.

Stairs

- There are 12 stairs down to the bedrooms.
- All stairs are 18cm high, 24cm deep & 81cm wide.
- The stairs and inner hall are carpeted.

Downstairs hallway

The hall is 4.22m long and 88cm wide. There is also space under the stairs that joins the hallway here the headroom is limited.

The hallway is carpeted.

There is a cupboard under the stairs with a door opening outwards (75cm x 178cm) This cupboard houses the washing machine and is used by the owners to store extra bedding.

Lounge

- Access from the inner hall.
- The lounge is carpeted with a fitted carpet. There is a coffee table in the middle and at least 1m of free space all around it.
- There is a fireplace which is ornamental only.
- Furnishings, there are 2 sofas, 3 coffee tables, a swivel armchair and a TV unit TV/DVD player.
- At the west side of the house there are patio doors that open outwards to a width of 143cm to a balcony with railings on all 3 sides. The size of the balcony is 3.40m x 1.74m and the railings are 1.70m high. The flooring is wooden decking and may be slippery when wet.

Bedrooms

- There are 3 bedrooms; all can be double/twin rooms.
- All bedroom doors open inwards and are 75cm wide and 178cm high

Bedroom 1 (with ensuite)

- This room has a 5ft zip-link divan bed which is 62cm high
- There is a min of 53cm at each side of the double bed and a clear space of 189cm x 180cm.
- This bedroom has a fitted carpet

Bedroom 2 (Middle bedroom)

- This room has a 5ft zip-link divan bed which is 62cm high.
- There is a min of 150 all around the double bed
- The floor is laminated.

Opposite the entrance door there is a single patio door to the garden 79 wide x 180 high.

Bedroom 3

- This room has a 5ft zip-link divan bed which is 62cm high
- There is a min of 80cm at each side of the double bed.
-

Bathroom, Shower-room

Bathroom

- Access from the lower hall. Door width is 75cm and opens inwards.
- There is a clear floor space of 97cm x 67cm
- Flooring is laminated. There are mats supplied.
- There is a bath. The bath is 54cm high.
- The toilet is 40cm high
- The basin is 80cm high. It has a rounded front and is 43cm x 55cm.

Ensuite

- Accessed from the Bedroom 1. Door width is 75cm and outwards.
- Flooring is ceramic tiles. There are mats supplied.
- The toilet is 40cm high
- The basin is 82cm high. It has a rounded front and is 47cm x 58cm.
- The shower cubicle is 70cm x 72cm and has a consourtina door opening that is 62cm wide. The edge/step is 25cm high.

Kitchen/Dining Room

- Access from the entrance hall.
- The flooring is laminated which can be slippery if wet.
- There is a table of 2.49cm x 90cm x 75 high immediately in front of the door with six chairs..
- The units are of standard height and width and are set out in a U-shape to the left of the entrance.
- There is a clear floor area of 190cm x 160cm. within the U-shape
- There is a gas hob, electric oven, dishwasher, integrated fridge and 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.

Garden

- Is accessed either at the side of the house or through the middle bedroom.
- There is a step down (19cm) to a level landing measuring 93cm x 86cm. Then there are 6 very steep steps down to the garden the rises on the steps are all different heights the average being 23cm and all are 90cm wide. There is a wooden secure open hand rail.
- The garden has a paved area, a gravel area, flower beds and more steps lead down to a small lawned area. There are 4 steps down at varying widths and heights, the average being 19cm high and 180cm wide.

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

Website: 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 over the bath. .

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 07976152723 or email deborah@dsare.co.uk