

**Access Statement for QUARRIES REACH,
71A AVALANCHE ROAD, PORTLAND DORSET DT5 2DL**

Introduction

Quarries Reach is a newly constructed detached contemporary cottage style property built from locally quarried Portland stone. It has been decorated and furnished to a very good standard and benefits from an enclosed rear garden and secure off road parking. All floors in the house are of either varnished floor boards or laminated flooring, there are no fitted carpets.

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 Avalanche Road 100 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 through an archway with double doors, not locked but should be closed and secured.
- The street is well lit with street lights and there is a torch in the letterbox (other side of double doors).
- The parking surface is block paving, slightly uneven and there is a gentle slope to walk down to the front door. Or you can park in the covered archway immediately by the side of the front door.
- The keys are accessed in a key safe (150cm from ground), under the archway, 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 under the archway. There is another entrance via patio doors from dining room.
- The front door is 85cm x 203cm, with the hinge on the left. The keyhole is 96cm high.
- There is a step up over the threshold into the house of 15cm high and 20cm deep.
- The front door opens into the hall area, 3m x 1.32m. There is a light switch on the right for the hall and one for the outside.
- Directly inside the door is a door mat well which has a lip of .75cm and measures 112cm x 155cm.
- The floor is a light coloured laminated flooring and is a good contrast from the door mat which is a dark brown.
- The dining room, cloakroom, kitchen and stairs lead off from the hall. The kitchen and dining room doors open inwards and the cloakroom door opens into the hall.
- There are two cupboards under the stairs with very limited head room.

- Cupboard 1 houses the washing machine and there is a space of 127cm x 87cm in front of the door. The door is 127cm x 84cm.
- Cupboard 2 houses the vacuum cleaner and other cleaning tools - the door is 84cm x 94cm.
-

Hall, Stairs, Landings

- There are 7 stairs to the 1st half landing.
- All stairs are 19cm high, 26cm deep & 82cm wide.
- There are 2 half landings measuring 180cm x 80cm.
- There are 2 main landings measuring 285cm x 165cm.
- All landings are clear of obstacles and house fire extinguishers in the far right hand corners.
- The first main landing has 3 doors opening inwards each is 79cm wide. There is also a set of double doors leading to the lounge which open into the hall and the opening is 78cm wide.
- On the second main landing there are also 3 doors opening inwards each is 79cm wide.

Lounge

- Access from 1st main landing.
- There are 2 loose rugs on the floor boards
- There is an open fireplace with hearth and open grate.
- Furnishings, there are 3 2-seater sofas, 2 coffee tables, a cane armchair and a TV unit TV/DVD player.
- At the front of the house side there are patio doors that open to a width of 160cm with railings on the other side.

Dining Room

- Access from the ground floor hall.
- There is a centre table measuring 160cm x 90cm and a height of 74cm. There is a space of at least 80cm all around the table. There are 7 chairs around the table.
- Patio Doors with an opening of 140cm open outwards to the patio area.
-

Bedrooms

- There are 4 bedrooms, 2 double/twin rooms, a single room and a twin room.
- All bedroom doors open inwards and are 79cm wide

Bedroom 1 (second floor)

- This room has a 5ft zip-link divan bed which is 62cm high
- There is a min of 44cm at each side of the double bed and a clear space of 160cm at the bottom of the bed.

Twin Bedroom (second floor)

- This room has twin beds. Beds are 46cm high.
- The clear area inside the door is 260cm x 116cm.
- There is a space of 60cm between the beds.

Single Room (first floor)

- This room has a 3ft single bed that is 62cm high.
- There is a space of 45cm at the side of the bed and a space of 160cm x 115cm at the bottom of the bed.

Bedroom 4 (first floor)

- This room has a 5ft zip-link divan bed which is 62cm high
- There is a min of 44cm at each side of the double bed and a clear space of 160cm at the bottom of the bed.
-

Bathroom, Shower-room, Cloakroom

Bathroom (second floor)

- Access from the landing. Door width is 79cm and opens inwards.
- There is a clear floor space of 240cm x 260cm
- Flooring is varnished floor boards. There are mats supplied.
- There is a corner bath with shower hose attachment. The bath is 59cm high.
- The toilet is 45cm high
- The basin is 79cm high. It has a rounded front and is 43cm x 59cm.

Shower Room (first floor)

- Accessed from the 1st main landing. Door width is 79cm and opens inwards.
- Flooring is laminated. There are mats supplied.
- The toilet is 45cm high
- The basin is 79cm high. It has a rounded front and is 43cm x 59cm.
- The shower cubicle is 114cm x 74cm and has a door opening outwards that is 61cm wide. The edge/step is 22cm high.

Downstairs loo (cloakroom)

- Accessed from the hall with a door 82cm wide that opens outwards.
- The toilet is 45cm high
- The small hand basin is 84cm high
- The flooring is laminated.

Kitchen

- Access from the ground floor hall.
- The flooring is laminated which can be slippery if wet.
- There is a table of 1m square to the left of the door opening with two chairs. The height of the table is 75cm.
- The units are of standard height and width and are on the other three sides of the room.
- There is a clear floor area of 278cm x 130cm.
- 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

- There is a patio measuring 240cm x 480cm, which is paved with 60cm square slabs, directly outside of the dining room patio doors.
- There is a step up of 30cm height onto the lawned area.
- The rest of the outside space is block paved or lawned.

Additional Information

- A welcome information book is in the house, together with many maps and brochures of the local area.
- The premises is non-smoking and non-pets
- There is a travel cot available - let us know beforehand if you require it.
- We leave one basket of logs for your use and instructions of where to purchase more locally in the booklet.
-
-

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 maintain the house to its present standard.

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