



ACCESS STATEMENT for 9 Great Cliff, Dawlish

The Approach

The apartment is situated at the end of a level, tarmac road (Marine Parade) and a level blocked paving/tarmac car-park is situated at the front and rear of the building. The car park space for 9 Great Cliff is situated at the rear and is best accessed from the 2nd entrance and is marked "9". The car parking space is 2400mm wide and there is a wooden kerb either side 23mm high. The car parking space is approx. 25m away from the main entrance at the rear.

The Main Entrance

Entrance to the apartment is level, with a double entrance doorway. The main opening door is 750mm wide with the adjacent door, a further 750mm wide. The door is accessed by using the same key for the apartment. There is a door entry & speaker phone system connected to all apartments which can allow remote access. For security reasons, the entrance doorway must remain closed whenever not in use. Please note that the door will self close if not fully open and requires adult strength to open. There is an automatic sensor light outside the main entrance. The entrance leads into a short hallway with automatic sensor lighting and towards the left is the main staircase and lift. Both staircase and lift are 800mm wide.

Internal Access

The apartment is accessed either by the staircase (on 3 flights with a total of 15 steps with wooden hand rails either side), or by the lift to the first floor. In either case, the maximum width for access is 800mm. From the staircase or lift, the apartment is accessed by turning left on the first floor through a wooden framed, glass door 750mm wide, with a weather guard at the bottom, across a paved patio leading to the apartment's entrance door, marked "9". The door has two locks operated by the same key and the door is 800mm wide and is self closing. The door has a small weather guard at the bottom and the door must be locked from the outside whenever leaving the apartment. Upon entering the apartment, there is a door entry speaker phone system on the left and also a burglar alarm panel for when the apartment is not in use (please let us know if you wish to use the alarm system).

The Hallway

The apartment is mostly open plan inside. The hallway (approx. 1m wide) leads to the main bedroom which is first on the left, main bathroom first on the right, second bedroom second on the right and then leads into the lounge/dining room with a kitchen on the right. Within the hallway, there is also a store room and boiler room. Within the boiler room, the gas central heating is operated from a free standing floor mounted combi boiler. The thermostat control is at a height of 1500mm, located on the wall. A mains/battery fire alarm sensor is located on the hallway ceiling at a height of 2100mm, outside of the main bedroom and bathroom entrances. The floor is carpeted throughout the apartment. There are no handrails in any of the rooms. Carpets and most walls are cream in colour giving a light, modern and spacious feel to the apartment. There are no high gloss finishes or complicated patterns. The corridor is well lit. There are no steps or changes of level throughout the apartment. Most light switches are at height of 1100mm.

Lounge/Dining Room

The entrance to the lounge/dining room is 800mm wide, with a self closing door. There is a two seat sofa, two armchairs and dining table with 6 chairs on four sides. None of the dining chairs have arm rests. Lighting may be balanced to sufficiently allow for lip reading. The furniture takes up around half of the floor space in the room. There is a "pirates chest" stacked with tourist information and books. There is also sideboard (cupboard and drawer unit) which is at an appropriate height and accessible to all, which includes, table mats, general equipment information, books, games, DVD's and cassettes. There is an HD television, DVD player and Sky HD box in the room, all of which have a remote control. There is also an iPod docking & speaker unit for an iPod (not supplied) and a Hi-Fi stack system incorporating amplifier, digital tuner, cassette player and DVD player (NB the Hi Fi stack system is not remotely controlled).

The Kitchen

The kitchen is thoughtfully laid out with no obstructions. The floor is laminate wood effect. The kitchen is accessed through a 750mm door opening. The work surfaces are 900mm high. The kitchen cupboards are laminate wood effect metal pull handles. The cooker is electric and incorporates a double oven with drop down doors when open. The hob is gas with electronic ignition and controls are at the side of the hob. The microwave is above the double oven at a height of 1700mm. The sink is stainless steel against a laminate wood effect work surface. The extractor fan switch is at a height of 1600mm. The kettle is cordless. There is a front loading washer/drier and also a dish washer which opens outwards from the bottom. The fire extinguisher and torch are at a height of 1600mm.

The Main Bathroom

The main bathroom is situated opposite the Bedroom 1 and diagonally opposite the Bedroom 2. The door has a chrome door handle with a twist lock. It opens to a gap of 750mm. The bathroom is carpeted on the floor and has ceramic wall tiles. There is a hand shower with a mixer tap at the end of the bath. The bath rim is at 540mm and the bath has two central grab handles. The washbasin rim height is 850mm and is mounted on a pedestal underneath. The bathroom suite is white. A shaver point/light unit is at 1800mm high and mirror and cabinets are at 1500mm high. A towel rail is at 1100mm high.

Bedroom 1

The main bedroom is accessed through a 750mm wide doorway. There is a King Size double bed, wardrobe with two mirrored sliding doors, chest of drawers and two bedside units. There is extra lighting in the form of bedside touch sensitive lights. The right hand side unit (facing the bed) has a digital radio/alarm clock. There is approx. 1100mm of space either side of the bed.

The En Suite Shower Room

The en-suite shower room is situated directly off the main bedroom. The door has a chrome door handle with a twist lock. It opens to a gap of 700mm. The bathroom is carpeted on the floor and there are ceramic wall tiles. There is a shower with shower tray and glass sliding doors, opening to a gap of 480mm. The shower mixer tap is at a height of 1100mm. The washbasin rim height is 850mm and is mounted on a pedestal underneath. The bathroom suite is white. A shaver point/light unit is at 1800mm high and mirror is at 1500mm high. A towel rail is at 1100mm high.

Bedroom 2

The twin bedroom is accessed through a 750mm wide doorway where there are two single beds and a two drawer units (one of which acts as a central bedside unit). The twin beds are accessed from a middle aisle 400mm wide. There is extra lighting in the form of a touch sensitive lamp on the central bedside drawer unit.
