

# Access Statement

## Introduction

Our properties are two semi-detached, three-bedroom houses situated in the heart of Port Erin Village in the Isle of Man. Manx Mews are just a short distance (approx. 100 meters uphill) to village shops and tourist attractions and 0.4km to Port Erin Railway Station and Harbour.

We look forward to welcoming you. If you have any queries or require any assistance please phone +44 (0) 7624 471588 or email: [eng@manxmews.com](mailto:eng@manxmews.com). The Wi-Fi password and spare keys are left with the Registration card and House manual which details all appliances and a welcome booklet with helpful local information and some suggested days out. We also supply a small welcome pack with tea, coffee and sugar sachets, juice, a loaf, pint of local milk, Weetabix portions and Heinz beans. Shoprite, Co-op and local village stores are a short walk away.

## Pre arrival

- There is full information about Manx Mews at [www.manxmews.com](http://www.manxmews.com)
- You can find our location and directions on the website and at the bottom of this page.
- The nearest bus stop is approximately 100 meters away.
- The nearest steam rail station is 100 meters away.
- If you would like us to provide information in an alternative form. Please just ask.
- Shopmobility is available in Douglas and equipment hire via Circa 01624-613713

## Booking

Our full Terms & Conditions sheet is available on the website.

There are a number of ways you can check availability or make a booking:

- On the Availability page on the website
- Call us on 01624 833116
- Email us at [eng@manxmews.com](mailto:eng@manxmews.com)

## Welcome and Car Parking

Please make us aware of your travel plans. We prefer to receive a text once you are on Island so we can unlock the house. We will meet you after arrival to show you around. Parking is available to the front of the building in front of the metal railings for load/unload purposes. Dedicated parking spaces are at the rear of the properties.

## Outside

The front rectangular courtyard is gated with one step into the entrance hall.

The rear area patio is concreted level and flat. There is approximately 6 meters of concrete path leading to a wooden gate. The garden is sloped and is a mix of a concrete path, gravelled area and raised herb bed with wooden garden bench and metal garden furniture.

The rear entrance is through double doors that open inwards. The left door should be opened first and has an opening of 90cms. When both doors are open, the opening is 180cms wide. Passage through this door is via two steps and leads into the kitchen.

## Kitchen Dining and Living Room

The door opens away into the living room. The doorway is 79cms wide with a level threshold. The flooring is carpet. There are kitchen units along the wall to your right with a 90cm high worktops and a freestanding Kitchen Island height 94cms.

The kitchen is equipped with fridge, freezer, washing machine, tumble dryer, and dishwasher all at floor level. The induction hob is on the Island unit 94cms high. The electric double oven and grill has drop down doors. The microwave is located in a cupboard at a height of 90cms. There are 5 cupboards at floor level. A perching chair is available.

There is a dining table 79cms high, 90cms wide 180cms long to the left of the room with 6 armless chairs around the table.

There are two leather Sofas, two coffee tables (42cms high) and a 32 inch Smart TV on a media unit (60cms high) in the corner of the room. There is a rug and two steps to the kitchen area, separated by a raised breakfast bar with two stools.

## Utility

The flooring in the utility is lino. The room contains a utility stainless sink, storage space, cleaning materials and vacuum cleaner, and a washer dryer. Also contains an iron, ironing board and clothes horse.

## Hallway

The flooring in the hallway is tiled. There are 2 doors leading off the hallway. Door to the Lounge Diner and Kitchen

- Ground Floor Cloakroom with WC
- Stairs to bedrooms
- Kitchen and living area.

## Ground Floor WC

The doorway is 73cms wide with a level threshold leading onto a non-slip tiled floor. The door opens towards you into the hallway.

The toilet and washbasin are inset into a unit with a gloss worktop and mirror above.

## Bedroom 1(ensuite)

The doorway is 79cms wide with a level threshold and leads onto tiled flooring.

The double bed is in the middle of the room and is 70cms high with access all around. Bedside tables are 60cms high on either side. To the right of the bed To the left of the bed there is an armed chair. Bedside lights are controlled from switches either side of the bed. Space between bed and ensuite is 125cms.

Access to the ensuite is through a door 80cms wide with a level threshold that opens towards you into the bedroom. The door has a towel rail on the back of the door at 90cms high to assist in closing. The shower is to the right of the room. Access is one step. The shower controls are 120cms from the floor and there is a choice of adjustable shower heads. There is a heated towel rail next to the shower.

## Second Bedroom

The doorway is 79cms wide, has a level threshold and leads onto carpet. When arranged as a double. The double bed is in the middle of the room and is 70cms high with access all around. Space at either side of the bed is 39cms. Bedside tables are 60cms high. Bedside lights are controlled from switches either side of the bed. When arranged as two singles. The single 70cm high beds sit against opposing walls with an 78cm space between. Bedside tables are 60cms high. Bedside lights are controlled from switches at the side of each bed.

A double wardrobe with doors contains hanging space, full width shelf and spare blankets and pillow.

## **Third Bedroom**

Contains full sized bunk beds, a wardrobe and drawer space

## **Full Family Bathroom**

With curved shower over bath unit, enclosed toilet, washbasin and ample storage space

## **Services Cupboard**

This cupboard contains the spare linen and towels.

## **Additional Information**

- There are stairs to all bedrooms in the houses.
- Heating is provided by oil heating throughout, switch within utility room.
- All light switches are 115cms off the ground.
- Information folder in the apartment is produced in size 12 font.
- Nearest public phone is inside Shoprite in the village (50 meters).
- Wireless internet access is provided.
- Fire extinguisher and Fire blanket are provided
- The property is no smoking throughout, although smoking is permitted in the garden.

Grid Reference      SC

Local Accessible taxi: +44 (0) 1624 834949

Phone: +44 (0) 1624 833116

Fax: +44 (0) 1624 833738

Email: [enq@manxmews.com](mailto:enq@manxmews.com)