

## **Access statement – Tre@Westminster\_Residence, 3 Westminster Terrace, Douglas, IM1 4ED**

### ***How to Book***

There are many ways to book your trip:

1. Call or text us at 07624 412174 or email at [t.ho@tigrasport.com](mailto:t.ho@tigrasport.com)
2. Search for Tre@Westminster\_Residence at [www.airbnb.com](http://www.airbnb.com)
3. Visit Isle of Man <https://www.visitisleofman.com/stay/self-catering>

### ***How to Find Us***

Our house is in upper Douglas at the junction between Alexander Drive and Primrose Avenue.

If arriving by the Isle of Man Steam Packet ferry, it is only a 6-minute drive by car/taxi or a 27-minute walk from the Sea Terminal. If arriving by the Ronaldsway Airport in the south, it takes about 19 minutes by car or taxi.

As parking is not allowed on the road facing the front entrance, the nearest drop-off point would be the junction between Alexander Drive and Primrose Avenue. It takes a short half-minute walk to reach the front entrance of the property which is facing Alexander Drive.

Our house can also be easily reached by public buses that serve Woodbourne Road. Simply get off near Woodbourne Square and walk-up Alexander Drive from there for about 5 minutes. Our house is on the left-hand side after passing All Saints Church and Primrose Avenue.

### ***Car Parking and EV Charging***

There are 2 gated parking spaces inside our backyard suitable for medium/small cars which are free for guests to use. The gate is electric-powered and controlled by a wireless remote-control unit. Access is via the service lane at the back of the house which can be reached from either No. 1 Primrose Avenue or No. 1 Westminster Drive. The service lane is also connected to Westbourne Drive (near Ballakermeen High School) and Hawarden Avenue (near No. 30) in the south. Free on-street parking is also available on Primrose Avenue and the nearby streets.

One of the parking spaces is equipped with a Pod Point 7KW Smart Home electric vehicle charger that is compatible with almost all EVs and Plug-in hybrids in the market. Simply plug in your own Type 2 charging cable and you are good to go. Unlike public charging stations, there are no apps or payment cards to fiddle around. Overnight charging from midnight to 7:00am GMT (or 1:00 to 8:00am BST) is **FREE OF CHARGE!** Contact us if charging at other time slots are required.<sup>1</sup>

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<sup>1</sup> The charger is set by default to only commence charging from midnight GMT/1:00am BST onwards and stop at 7:00 GMT/8:00am BST. To avoid conflict with the charger's program, please disable whatever charging schedule your car is set into via its own onboard system or app (ie. set to charge immediately after plug-in). For most pure electric cars, charging at a 7KW outlet for 7 hours will normally add 140-150 miles of range, which is quite enough

### ***On Arrival***

A smart lock is installed at the front entrance. You will receive a passcode before your trip with detailed instructions on how to unlock the door. In the event of emergency, we are there to assist you and can be reached by phone at 07624 412174 or 222638.

For those arriving by taxi or your own car, the easiest thing to do is to split the group so that one of you will drop off at the junction between Alexander Drive and Primrose Avenue and walk to the front of the house to enter via the smart lock. He/she can then open the rear gate with the remote-control unit placed inside the house for the car/taxi to move in.

### ***Outside the Property***

Although the road outside our house is basically flat, walking up Alexander Drive from Woodbourne Square could be quite a challenge for guests with poor mobility.

The front entrance of the property is accessed via the front gate which opens inwards towards the front door. There are no steps on the footpath leading to the front door except the doorstep. An outside safety light is activated when approaching the front door at night.

At the back of the house, there are two routes to reach the house from the parking area. One is via the patio to the kitchen. There are two steps leading up to the patio and one more step to enter the kitchen. The other route is via the dining room where no steps except the doorstep is present. Both the patio door and the door leading to the dining room can be locked/unlocked from inside without using a key. There are also safety lights installed in the backyard which are activated by motion.

There is a shed in the backyard which houses a barbecue stove. There is also a 6-person foldable picnic table hung on the wall outside the dining room. They are both free for guests to use. A wheeled garbage bin is also housed in the backyard.

### ***Inside the Property***

A guest information folder is provided and is usually placed on the coffee table in the lounge. An electronic version is also available by scanning the QR code posted near the front entrance.

The house is served with a free high speed mesh Wi-Fi network which can be accessed with the network name and password that can be found on the front page of the information folder.

Forgot to bring your phone/tablet charger or cable? No worries. A multi-port fast USB charger connected to compatible cables can be found in a cupboard in the dining room. It can support up to 3 devices charging at the same time.

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for a day's activity on the Island. If charging at other time slots is required, we will manually alter the charger's schedule. This may be subject to extra charges.

### ***Entrance Hall - Ground Floor***

The porch is with original Victorian tiled flooring. An inner door leads to the entrance hall with a staircase to upper floors.

A Nest smart thermostat is installed in the corridor beside the staircase. You may use it to control heating and hot water supply in the house. The cupboard under the staircase houses all accessories for laundry and household cleaning. Flooring type: flat hardwood.

### ***Lounge – Ground Floor***

Two 3-seater sofas and two armchairs provide comfortable seating for 8 adults. A coffee table, some side tables and a floor lamp are provided. A smart TV preinstalled with Netflix/Youtube apps and Google Chromecast for safe streaming from your own smartphones is placed on the cupboard next to the fireplace. An electric heater with remote-control is housed inside an old fireplace with exposed Manx stones. Chandelier lighting, together with a display cabinet and wall arts set the mood to the place. All sockets are at floor level. Flooring type: flat hardwood flooring with a rug in the middle.

### ***Dining Room – Ground Floor***

An extendable dining table with 8 dining chairs are set underneath a Chandelier matched with a ceiling rose. A baby highchair is available upon request. The wall shelf doubles as a small library. Smartphone/tablet charging outlets are housed in another small cupboard. The old fireplace (which is for decoration only) together with a display cabinet and wall arts set the tone of the room. All sockets are at floor level. Flooring type: flat hardwood.

### ***Kitchen – Ground Floor***

The kitchen has a range of base and wall units, with worktop height at 90cm. There is one built-in oven plus another freestanding range oven with a flat 4-ring ceramic hob and an extractor fan (above), an integrated fridge freezer, a washing machine under the worktop and a tumble dryer on top of the worktop. An oil-fired boiler installed just outside the kitchen provides heating and hot water supply to the house. Besides the Nest thermostat that overall controls heating and hot water supply, thermostatic radiator valves are installed in each room. Sockets are above the worktop. Flooring type: flat vinyl.

### ***Stairs leading to the first-floor landing***

There are 14 stairs to a half landing with a Velux window where the main bathroom and a separate toilet are housed. Further 4 stairs lead to the main landing where Bedrooms 1-3 are located. The stairs are enclosed with a handrail. Flooring type: carpet.

### ***Main Bathroom – First Floor***

A full-sized bath is augmented with a separate walk-in shower with glass screen and rain-shower head. A vanity sink-unit with mirror above are housed in an exposed Manx stone wall beside a Velux window. This large bathroom is completed with a WC and a shelf. An extractor fan is activated when the light is turned on. There is a towel rail radiator. A large window with an adjustable venetian blind overlooks the rear of the property. A rattan chair beside the window is available for those who want to take a little rest before the bath. Flooring type: flat vinyl.

### ***Toilet – First Floor***

This small toilet is equipped with a WC and a vanity sink-unit with mirror above. The window comes with an adjustable venetian blind. Flooring type: flat vinyl.

### ***Bedroom 1 – First Floor***

A large double bedroom overlooking the front of the house, with a wardrobe and a comfortable armchair. Two bedside tables and lamps are matched with a super king bed which can also be converted into two single beds upon request. The cast iron fireplace is for decoration only. Mantel and wall art decoration set the mood to the room. Sockets are at floor level. Flooring type: flat hardwood with a rug in the middle.

### ***Bedroom 2 – First Floor***

A large double bedroom overlooking the rear of the property, with a sizable built-in wardrobe and a dressing table with a mirror. A digital lock-box is available for storage of valuables. Two bedside tables and lamps are matched with a super king bed which can also be converted into two single beds upon request. The cast iron fireplace is for decoration only. Mantel and wall art decoration set the mood to the room. Sockets are at floor level. Flooring type: flat hardwood with a rug in the middle.

### ***Bedroom 3 – First Floor***

This is a small bedroom overlooking the front of the house. A bunk bed with a small chest of drawers and a clothes-hanging rail gives the room a functional look. Clip-on USB-powered bedside reading lamps are available for both decks. A small wall shelf is installed for the upper deck and a bedside storage caddy is available for the lower deck. Both decks are served with USB power outlets (cables not included). Flooring type: flat hardwood.

### ***Stairs leading to the second-floor landing***

There are 11 stairs to a half space landing and further 5 stairs to the second floor. These are enclosed with a handrail. Flooring type: carpet.

### ***Open Plan Kitchen and Lounge***

This is a full-sized kitchen with a range of base and wall units, with worktop height at 90cm. There is one built-in oven with a flat induction hob and an extractor fan (above), an integrated fridge freezer and a washer dryer under the worktop. A 90 cm high breakfast bench with stools can comfortably seat 2 persons. Exposed beams and a Velux window provide a stylish look to the place. Flooring type: flat vinyl.

Adjacent to the kitchen is a small family area with a 2-seater sofa, a smart TV and a TV cabinet/coffee table cluster formed by a stack of vintage steamer trunks. A cast iron fireplace housed in an exposed Manx stone wall is for decoration only. Mantel and wall art decoration together with exposed beams set the tone for this area. Sockets are at floor level. Flooring type: carpet.

### ***Bedroom 4 – Second Floor***

This is a well-sized double bedroom having an excellent farm hill view. It is equipped with a large wardrobe, two bedside tables with lamps and an armchair. The bed is king-size. Sockets are at floor level. Door leading to ensuite unit. Flooring type: carpet.

### ***Ensuite inside Bedroom 4 – Second Floor***

At the center is a quadrant shower cubicle with sliding glass doors. A WC and vanity sink-unit with mirror above are housed on the two sides. There is also a small wall cabinet. An extractor fan is activated when the light is turned on. There is a towel rail radiator. Flooring type: flat vinyl.

### **Note:**

Although our house is not advertised as infant ready, upon request we can provide:

1. A full-sized foldable baby cot with wheels by Bloom with mattress (please bring your own linen);
2. A baby fireplace guard;
3. A child safety stair gate;
4. A baby highchair.

Besides, drawers and cabinets with sharp knives or cleaning chemicals inside are equipped with child safety cupboard locks which can be activated/de-activated upon request.

Instructions for the use of major equipment can be accessed by scanning the QR codes adjacent to the equipment.