

### **Accessibility Statement – Ballamaddrell**

Ballamaddrell is situated approximately a 7 minute walk to the shops, bank, steam train station, restaurants and pubs. It is situated approximately a 10 minute walk to the beach. The nearest bus stop is directly outside the accommodation and the main bus station is approximately a 5 minute walk. There are taxis available frequently who will pick up at Ballamaddrell.

There is parking directly outside the back of the property which is approximately 3 meters away from the property. This is a cul de sac car parking area.

People can be dropped off at the front of the house on the main road into Port Erin. There is a step to enter into the property. At the back of the property accessibility entails 2 steps onto the decking and a very small step into the kitchen area. There are grab rails at the entrance to the front and back of the property.

Unfortunately the property is unable to accommodate full time wheelchair users as access through doors is too narrow and regrettably the premises is not suitable. However a zimmer frame/walking aid could be managed inside the property if the visitor could climb the step in front of the property and steps at the back of the property. Corridor and living areas are also too small. Flooring is laminate apart from the bedrooms which are carpet.

Assistance dogs are welcome at no additional charge.

Please do not hesitate to contact me on +44 (0) 7624 481851 to discuss any requirements and I will do my best to accommodate you.