

This access statement is designed to give a clear idea of our suitability for those with access needs and aims to accurately describe the facilities and services that we offer all our guests/visitors. It is important to us that your comfort is priority and there is no confusion regarding accessibility that could cause any discomfort for any visitors. Sebbie's House is not suitable for wheelchair users due to a combination of layout and the bedrooms and bathroom being located upstairs.

Access Statement for Sebbie's House

Please note this self-catering accommodation is presented in the form of an adequate two bedroom new-build property.

There is a level threshold entrance at the main entrance located at the front of the property, however, it could be difficult negotiating easy passage through to the lounge / sitting room due to a small entrance hall that meets the bottom of the staircase. It should also be noted the block-paved driveway leading to the front entrance is set on a slope.

The lounge / sitting room is a typical size for this type of property and is furnished as expected in-line with current photographs and listing at this time. Please note the layout of furnishings results in a narrow access to the kitchen / diner area. Navigating the entrance point to the kitchen via a wheelchair or walking apparatus could be difficult without causing damage to furnishings although this is a standard door width.

The Kitchen / diner area is a standard size for a property of this type with all appliances as per current photographs and listing. It should be noted the kitchen table is suitable for 4-6 people but positioning of this table restricts access to the lounge / sitting area and patio doors (sliding) so could be difficult for people with mobility needs to easily negotiate.

The kitchen has sliding patio doors (one sliding door and one fixed panel) that leads to the rear fences and gated rear garden. There is a raised threshold track for the patio-door to step over followed by a slight drop to one step that leads to the block-paved patio area and rear garden.

There is no w/c (toilet) on the ground floor of this property.

The bedrooms and the bathroom are located upstairs on the 1st floor.

There is a staircase comprising of approximately 14 steps with one single hand-rail fixed to the left wall.

Bedroom 1 (Master) is located around a right-sided corner at the top of the stairs and comprises of a double-bed and expected standard furniture in-line with current photographs and listing.

Bedroom 2 is also located to the right side of the top of the staircase and is furnished with two single-beds and expected standard furniture in-line with current photographs and listing. This is a standard room but a smaller room than than Bedroom 1 and would be difficult to navigate for someone with mobility difficulties or walking aids.

The bathroom is located at the top of the stairs turning to the right-side and then on the left shortly afterwards so would be difficult to negotiate for someone with mobility needs or requiring the use of certain walking aids. The bathroom comprises of a standard pedestal sink, toilet and bath. There is a mains bar pressure shower fixed to the wall in the bath and is accompanied by a glass shower screen that is mounted to the wall and rests on the side

of the bath like a door. There are no grab rails in the bath/shower or bathroom in general. It would not be possible to easily turn a wheelchair in this room.