

# Access Statement for Windways, St Georges Crescent, Port Erin

Windways is very close to the centre of Port Erin, on a hill with a gradual approach. This is a 3 bedroomed detached house. All 3 bedrooms are upstairs. In front of the house the road is level. However, at the side of the house there is a slight gradient. Guests can park at the front or the side of the house on the quiet road. There are no disabled parking spaces. There are 12 steps to the front door with no hand rails. At the back of the house, there is a slope and 3 steps before entering. Further details are available upon request.

The clear door opening width of the front door is 70cm and of the inner front door is 73cm. There is level access throughout the downstairs area. The dining room has a clear door opening width of 70cm. In the dining room there are 8 dining chairs without arms and 1 dining chair with arms. The kitchen has a clear door opening width of 69cm, lever taps and a cordless kettle. The lounge has a clear door opening width of 70cm with a 3 and 2 seater settee and 1 armchair with wooden arms. The downstairs toilet has a clear door opening width of 62cm with taps which are not the lever style. There are 9 stairs then a landing, then a further 6 stairs to reach the upstairs area. The staircase has a banister. All 3 bedrooms have a clear door opening width of 70cm. There is a standard double bedroom, a king size bedroom and a twin bedroom. All duvets and pillows have a filling of either polyester or acrylic. There is level access throughout the upstairs area. The clear door opening width of the shared bathroom is 69cm and of the ensuite shower room is 61cm. The separate shower in the shared bathroom has a 15cm step. The separate ensuite shower has a 21cm step. All taps upstairs are lever. There are no grab rails anywhere in the house. The garden has a level lawn and 3 steps into a sunken patio. There are 6 garden chairs with arms. At the edge of the garden there is a 2 metre drop onto the footpath below.

Unfortunately we are unable to accommodate full time wheel chair users as we do not have a lift to the upstairs where all of the bedrooms, the bathroom and the shower room are located.

We do not accept pets. However, if you wish to bring your assistance dog, please contact us to discuss your requirements.

If you have any particular access requirements or if you would like us to provide any auxiliary aids, then please do let us know and we will be happy to assist. Please call Fiona on 07624 416130 or email at [windways@manx.net](mailto:windways@manx.net)

This access statement can be provided in large print if required.