

ACCESS STATEMENT, BLACKSMITHS COTTAGE ANDREAS.

There is private, level, off road parking for two cars directly outside the front of the property. The front door is accessed directly from this parking area. There is a small weather seal threshold of approximately 2 inches (50mm) step to the front door and a very small step of approximately 1/2 inch (15mm) down into the property. The inside of the property is all on one level with the Lounge / Kitchen / Diner being open plan. The bedroom is a separate room protected by a fire door and can be configured as a twin or super kingsize layout. The en suite shower room has a walk in shower enclosure but due to the small layout of this room it is not wheelchair accessible. The fire exit from the bedroom area is through a fire escape window with a sill height of approximately 2' 6 inches (800 mm). The kitchen base and wall units are all of standard height. To the front of the property there is a small garden and seating area accessed through a small gate and by a step up of approximately 4 inches (100mm) and a step down of approximately 6 inches (150 mm).