

COOIL DRIVE ACCESS STATEMENT

INTRODUCTION

Cooil House Isle of Man is a 4 Star Self Catering 3 Bedroom house, ideal for 5 persons. Great location and competitively priced. Convenient for ferry and airport. Self-Catering accommodation not Bed and Breakfast however we do provide juice, cereal, tea, coffee etc. to get you started.

Access to the bedrooms is at first floor level at the top of a flight of 13 steps to a landing. The steps on staircase are of a 20cm height and the hand rail is 120 cm from the step. This accessibility may not be appropriate for someone with mobility difficulties and unfortunately is not considered suitable for full time wheelchair users due to the bedrooms being on the first floor, the narrowness of doorways and the step up in to and from the various entrances to the property.

PRE ARRIVAL

For detailed location, directions and full information please refer to our website www.cooilhouse.weebly.com or view our listing on Airbnb and Booking.com, but if you would like us to provide information in an alternative form please don't hesitate to ask. My email address is bpmurphy@suremail.im.

ARRIVAL AND CAR PARKING

Check in time is 2pm and checkout is 10am. Latest check in time is 10pm approx. but we do provide a key box for late arrivals.

The airport is approximately 15 to 20 minutes drive away. The bus stops from the airport and central Douglas are only 5/10 minutes walk from the house.

Barry is a licensed taxi operator so if you need transfer to and from the property please let us know in advance. Telephone 07624 412601/211068. There is an extra charge for this service please call for a quote.

Cooil House has a driveway that can accommodate 3 to 4 cars, is private and gated

The Property is set back a good distance off the road (cul de sac) so lovely and quiet. Cooil drive is a quiet residential area but urban location on the south side of Douglas.

We will meet you at your arranged arrival time where possible and show you the facilities.

We have a welcome pack which should explain all you need to know about the property, its amenities and the surrounding area too, including useful

contacts and numbers Good safe area. The font size used is a minimum of 12.

Free WiFi is available and codes are in the welcome pack

ACCOMMODATION

GROUND FLOOR

ENTRANCE

The front entrance is 75cm wide with a step up of 30cm into the hallway. The hallway leads straight up to the first floor. The 13 stairs are in a single flight up to the landing. Two child stair gates are available for safety. A door (75cm wide) with a handle at a height of 100cm (approx.) to the right of the entrance leads to the sitting room.

SITTING ROOM / DINING ROOM

The sitting room has a large Lounge and dining room with comfy leather furniture and 40 inch Freeview TV/DVD and with some DVDS and games provided. Some books in the conservatory and lounge for you to read. The dining area has a very large Dining Table with six chairs.

CONSERVATORY

Off the dining area is an Everest Conservatory with a small wall mounted freeview TV and two seater leather sofa. This area has fully concealed blinds and can be sealed off with a curtain so is very private.

KITCHEN

The entrance to the kitchen to the left of the dining area is 75cm and handle height of 100cm You will find a modern kitchen with washing machine, fridge freezer, Kettle, Senseo Coffee Machine dishwasher, microwave. We supply you a small welcome pack consisting of breakfast cereals, long life milk, orange juice, teas, coffees, sugar and biscuits, to get your holiday started. All cutlery and crockery provided. Wall cupboards are at a height of 1.3m at highest. The floor is tiled.

FIRST FLOOR

BATHROOM

Door of 75cm wide and handle height 100cm opens to a Modern bathroom (recently fitted) with bath, sink toilet and Mira thermostatic shower. There is not a separate shower cubicle. The water is set to a safe temperature. The shaving mirror and wall cabinet at a height of 135cm. A shaving socket adapter is in the socket at the top of the stairs

BEDROOM 1

Door of 75cm wide and handle height of 100cm opens to a King Size Bed set in the middle of a double room with bedside tables on each side. The room has fitted wardrobes with wooden coat hangers with suitable hanging space. You will find an Iron and Ironing board available to use. There are twin overhead dimmable reading lights for your convenience over the bed.

BEDROOM 2 room, double duvets on both beds. Modern wardrobe and vanity / dressing table vanity mirror and wall mirror. A hairdryer is available for use and kept in the top drawer of the dressing table. A toddler bed guard is available for use on one of the beds. There is a table reading light on a bedside table between the beds for your convenience

AIRING CUPBOARD

Door of 75cm wide and handle height of 100cm. Shelved airing cupboard with a tumble dryer. Please leave the door open for ventilation when in use.

BEDROOM 3

Door of 75cm wide and handle height of 100cm. 1 Single Bed in a single room with a single wardrobe and chest of drawers. There is a bedside shelf and light for your convenience.

GENERAL

Floor coverings in Cooil House are quality fitted carpets in the sitting room, bedrooms and stairs, whilst the bathroom is anti slip lino and the kitchen and conservatory are tiled.

All Windows are uPVC double glazed and fitted with lined curtains and or roller blinds.

The central heating is gas fired with radiators in each room and there is additional underfloor heating in the conservatory. There are stairs to the bedrooms and bathroom.

There is no telephone fitted but there is a good mobile network strength.

The property is no smoking throughout. A fire blanket is provided and the smoke and heat is hard wired.

STRICTLY NO PARTIES OR EVENTS

GUEST ACCESS

The guests have access to the whole property apart from the loft (attic space) and the landscaped banked area behind the rear wall due to accident/fall risk.

Three entrances and exits, front door 75cm wide, kitchen side door 72cm and conservatory door 80cm.

OUTSIDE

The Barbeque and Patio area can be found outside the kitchen external door 72cm wide and a step down of 30cm. This area can also be accessed through the conservatory external door 80cm wide with a step down of 30cm. There is a bench outside on the patio for your relaxation and enjoyment. B&Q is a 5 minute drive away if you need any BBQ bits. Use of the outside barbeque is welcome and free but please clean the grill and utensils when you are done.

EQUIPMENT

Internet, 40 inch TV, Luxury leather furniture, DVD and Movies, Books and games, Kids games/jigsaws, Conservatory with TV, Patio, Barbeque, Coffee Machine, washing machine tumble dryer, Iron and Ironing board, Hairdryer, Shower Gel in bathroom, Towels, baby stair gate, toddler bed guard, changing mat and travel potty, highchair available on request, booster seat for dining chair,

FIRE ALARM

There are smoke, heat, carbon monoxide detectors throughout the property. Should the high pitch alarm sound leave the property through the nearest exit and call 999 and ask for the fire brigade

ADDITIONAL INFORMATION

The light switches are at a height of 135cm

Socket heights in the conservatory are 33cm, the rest of the house 50cm.

All internal door heights are 190 cm

All internal handles are approx. 100cm

All external door handles heights are 130cm

In accordance with Manx laws there is no smoking anywhere in the property.

Pets are not allowed, however service dogs are welcome.

The fridge can be left on for arrival on request for storage of any medication.

All measurements within this statement are approximate
