

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/ visitors.

Access Statement for Lyndale at Rhynefield

Introduction

Our property is a luxury spacious ground-floor apartment, situated in West Baldwin, an area of natural beauty situated approximately 3 miles from the Capital town of Douglas. The property has two bedrooms all on the ground floor.

We look forward to welcoming you and are pleased to provide a welcome pack with local food essentials eg milk, bread, eggs, butter etc. for your convenience.

If you have any queries or require any assistance please telephone us on 01624852647 or mobile 07624481560 or e-mail vera@manx.net.

To request a booking use any of the above contact details.

Pre-Arrival

There is full information about Lyndale at Rhynefield on My UK.com (search Lyndale at Rhynefield).

Our post code for your Sat-Nav is IM4 5HD

As we are not close to public transport your own transport would be required.

Key Collection, Welcome and Car Parking

There is a car parking area with enough room for four cars.

The Car parking is levelled, gravelled and flat and even.

Parking is approximately 3.5 meters away from the entrance.

The owners will meet you on arrival to hand over the keys, show you heating controls etc. and welcome you.

Entrance to property

The front entrance to the property has a 20cm high step and the door opening is 80cm wide.

The outside light beside the entrance door is switched on from inside the door: the switch is the nearest to the door in a bank of two.

If it is dark on your arrival the outside lights will come on automatically and the apartment lights will be on.

Hallway

The hall opens into both bedrooms, bathroom, lounge and kitchen.

The hall area is carpeted with underfloor heating.

Lounge/diner

There are two doors in this room both 80cm wide plus double doors (166cm when both opened) opening to south facing paved area.

One corner sofa and one double-bed settee.

Coffee table measuring 120cm long, 60cm wide, 40cm high.

A round dining table 160cm diameter, 78 cm height with 6 chairs (moveable with padded seats and no arms).

TV with remote control and DVD player

Radio with I-pod dock.

Wood burner

Lighting on dimmer switches.

Kitchen

The worktop height is 92 cm.

Sink at worktop height with cupboards underneath.

44cm free space between cupboards and worktops.

Breakfast bar (180cm length, 90cm width, 91cm high)

Small settee

Electric range cooker with double ovens and hob above and electric cooker hood

Dishwasher.

Fridge freezer with mains ice/cold water dispenser.

Built-in microwave at eye level (148 CM)

Lighting is spotlight bulbs on ceiling.

Flooring is linoleum tile effect.

Smoke and carbon monoxide alarms fitted.

Laundry room

Washer/dryer, clothes-airer, in boiler-room offering excellent drying.

Cupboard with cleaning materials.

Iron and ironing board.

Hoover.

Mop and bucket.

Bathroom

Door width 64 cm.

Bath side height 60cm – non-slip bath mat provided.

Toilet seat height 43cm –space beside toilet 58cm to the left.

Fully enclosed shower with 14cm step onto shower tray.

Vanity unit under washbasin and mirrored storage unit above sink.

Garden

Paved area around property to south-facing bench and patio dining set.

Grassed area with flower beds and shrubs on same level.

Additional information

There are no stairs in the apartment. It is all on one level.

Heating is provided by oil and is underfloor throughout.

An information leaflet with useful contact details is provided with the welcome pack.

The property is no smoking throughout.

No dogs other than guide dogs or assistance dogs allowed.