

## **The Firs Bed and Breakfast**

27 First Avenue

Douglas IM2 6AZ

Our rental spaces are made up of three areas:

Englefield Studio

Room One Suite

Moorside Annexe

Other Guest facilities include:

Communal Dining Area

Main House Ground Floor WC.

### **The Englefield Studio**

The Englefield Studio is a detached room above the garage. It is accessed from Driveway up 4 steps at a height of 7 inches per step, Handrails provide. Short walk to further wooden staircase of 7 steps at 8.5inches high, Handrails provided. There is outside lighting which illuminates steps.

The studio itself has a bed space of either side of 18inches, en-suite provides an almost step free shower cubicle.

### **Room One Suite**

The suite is on the upper level of the house which is accessed via main Staircase consisting of 13 steps. Each step is 8inches. Grab rail and handrail provided. This room has a shower over bath facility. The space is limited either side of the bed at the most being 15inches.

### **Moorside Annexe**

The annexe is based on the ground floor and can be accessed from the driveway and via one step which is 10inches high. The facility has a shower cubicle which has one step at a height of 7 inches, Grab rails are provided. The bed at one point is limited to a space of 12 inches.