



ACCESS STATEMENT

12A The Strand

Address	12A The Strand St Mary's Isles of Scilly TR21 0PT
----------------	--

This access statement does not contain personal opinions on suitability for those with access needs. It aims to describe accurately the facilities and services offered to all guests.

Introduction:

12A The Strand is situated just minutes away from town, shops, restaurant and pubs are at your doorstep with just a short walk to the quay for boating. The flat is accessed via the rear of the property and is set on the first and second floor. A floor plan and photographs are available on our website. An information sheet is also available to download.

Pre-arrival information:

All taxis on St Mary's are private hire and must be pre-booked, whether you require collection from the airport or quay.

There is a transport operator contracted to meet all flights at the airport. A charge is levied for this service.

Most of our holiday homes are within walking distance from the quay and directions are available on our website. A document containing this information is also available to download.

Key collection:

The key will be waiting for you in the door or the door will be open and the key will be on the kitchen or dining room table.

<p>Entrance to premises</p>	<p>12A The Strand is accessed via wooden gate 77cm wide and opens into 89cm wide alleyway.</p> <p>81cm wide entrance door to 12A The Strand is on the right-hand side. Door opens into porch with coir mat flooring measures 120cm by 80cm.</p>
<p>Halls, Stairs, Landings and Passageways</p>	<p>Flat entrance door is on the right-hand side and measures 69cm wide.</p> <p>Door opens directly to the staircase leading onto the first floor. Staircase is 77cm wide, has 13 steps, each step depth is 20cm with banister to the left.</p> <p>Staircase to the second floor is 71cm wide, has 13 steps, each step depth is 20cm with banister to the right.</p>
<p>Bathroom</p>	<p>Allocated on the first floor.</p> <p>Door width 76cm.</p> <p>Wash basin height 83cm.</p> <p>Toilet seat height 48cm. Space beside toilet is 20cm to right and 18cm to left.</p> <p>Enclosed corner shower cubicle measures 86cm wide, 116cm long, 8cm high step into the shower, and sliding glass door leaves entrance gap into the shower of 45cm wide when open.</p> <p>Flooring is Linoleum.</p>
<p>Utility/Laundry room</p>	<p>Allocated on the first floor.</p> <p>Door width 69cm.</p> <p>Washing machine 60cm wide and tumble dryer above washing machine is also 60cm wide.</p>
<p>Kitchen</p>	<p>Allocated on the second floor.</p> <p>Open plan with living and dining room.</p> <p>Worktop height 94cm. Sink at worktop height with cupboards underneath.</p> <p>Electric hob with built-in oven underneath and extractor fan above is 60cm wide.</p> <p>Built-in undercounter fridge-freezer is 60cm wide.</p>

	<p>Stand alone microwave.</p> <p>Built-in undercounter dishwasher 45cm wide.</p> <p>43cm free space between worktop and top cupboards.</p> <p>Flooring is Linoleum.</p>
Dining room	<p>Allocated on the second floor.</p> <p>Open plan with kitchen and living room.</p> <p>Dining area is part of the kitchen – breakfast bar with two bar stools.</p> <p>Breakfast bar measures 94cm high, 177cm long, 75cm wide at the widest point and 50cm wide at the narrowest point. Two bar stools, each bar stool height is 70cm high from floor to top of the seat.</p> <p>Flooring is Linoleum.</p>
Living room	<p>Allocated on the second floor.</p> <p>Door width 76cm.</p> <p>Open plan with kitchen and dining room.</p> <p>Matching fabric 2-seater sofa and cuddle chair.</p> <p>LCD TV standing on the corner unit.</p>
Master bedroom	<p>Allocated on the second floor.</p> <p>Door width 76cm.</p> <p>Double bed measures 140cm wide and 56cm high from floor to top of mattress.</p> <p>Bedside table measures 60cm high and 32cm by 32cm wide.</p> <p>Largest free space clear of doors and furniture is 190cm by 100cm.</p>
Toilet	<p>Allocated on the second floor.</p> <p>Door width 69cm.</p> <p>Wash basin height 83cm.</p> <p>Toilet seat height 48cm. Space beside toilet is 30cm to right and 38cm to left.</p> <p>Flooring is Linoleum.</p>

Additional information:

- All rooms are carpeted unless specified otherwise.
- Information folder can be reproduced in larger font if required.
- The Isles of Scilly has good mobile phone reception for Vodafone and BT Mobile, including full 4G service – other networks have limited reception.
- Internet access is provided. The code can be found in the holiday home information folder.
- No smoking is permitted in any Scilly Self Catering holiday home.
- Local Public Transport: St Mary's Bus timetable and local taxi operator details supplied in guest information pack.

Future plans:

We welcome your feedback to help us continuously improve our service and comment form is left in all holiday homes for our guests to complete. We then review all feedbacks from guests and notify the owners with recommendations for action.

Contact information

Scilly Self Catering Ltd

Lower Strand

St Mary's

Isles of Scilly TR21 0PS

Telephone: 01720 422082

Email: enquiries@scillyselfcatering.com

Website: www.scillyselfcatering.com