



## ACCESS STATEMENT

### Sunnyside – Bottom Flat

<b>Address</b>	Sunnyside Farm St Mary's Isles of Scilly TR21 0NW
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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:**

**Sunnyside – Bottom Flat** is a 19th Century granite farmhouse converted into holiday flats. The farm itself is a working farm and produces scented narcissi from October to April. The Bottom flat is, as its name suggests, on the ground floor and has large rooms and countryside views to the south. 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.

<b>Entrance to premises</b>	100cm wide concrete path leading to the entrance of the bottom flat. Two concrete steps leading towards the front door, each step depth is 21cm with additional 19cm deep step.
<b>Halls, Stairs, Landings and Passageways</b>	Front door width 84cm, entering into porch area measures 138cm by 153cm. Door from porch to hallway measures 81cm wide. <b>BACK ENTRANCE:</b> 22cm high step leading towards back entrance door, door width 81cm. Entering into sunnyside shared corridor. Sunnyside bottom flat entrance door is on the ground floor, measures 75cm wide.
<b>Kitchen</b>	Open plan with living and dining area. Worktop height 92cm. Sink at worktop height with cupboards underneath. Electric hob with oven underneath is 60cm wide. Stand alone microwave. Built-in fridge-freezer measures 86cm high from floor to top of the freezer and 206cm high from floor to top of the fridge. Flooring is Vinyl.
<b>Dining area</b>	Open plan with kitchen and living room. Dining table and 4 chairs. Dining table measures 100cm wide, 150cm long and 75cm high. Flooring is Vinyl.
<b>Sitting room/lounge</b>	Open plan with kitchen and dining room. Door width 76cm. Two 2-seater sofas. LCD TV standing on the unit in the corner. Coffee table measures 114cm long, 53cm wide and 40cm high.
<b>Master bedroom</b>	Door width 76cm. Double bed measures 140cm wide and 67cm high from floor to top of mattress.

	<p>Bedside table measures 43cm wide and 61cm high from floor to top of mattress. Largest free space clear of doors and furniture is 265cm by 100cm.</p> <p>EN-SUITE:  Door width 69cm.  Wash basin height 80cm.  Toilet seat height 43cm. Space beside toilet is 11cm to right and 16cm to left.  En-closed shower cubicle measures 85cm long, 82cm wide, 10cm deep step into the shower and 55cm wide entrance gap into the shower when glass door is open.</p>
<b>Twin bedroom</b>	<p>Door width 76cm.</p> <p>Two single beds, each bed measures 100cm wide and 64cm high from floor to top of mattress.</p> <p>Bedside table measures 43cm wide and 61cm high.</p> <p>Largest free space clear of doors and furniture is 280cm by 75cm.</p> <p>EN-SUITE:  Door width 69cm.  Wash basin height 80cm.  Toilet seat height 42cm. Space beside toilet is 11cm to right and 17cm to left.  Bath tub measures 54cm high, 68cm wider and 168cm long.</p>
<b>Laundry room</b>	<p>Located at the ground floor – shared between all flats.</p> <p>Door width 81cm.</p> <p>Washing machine is 60cm wide.</p> <p>Tumble dryer is 60cm wide.</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**

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