

Coastal Retreats want to make everyone's stay as enjoyable as possible, and are committed to providing suitable access for all our guests, whatever their individual needs. We aim to accurately describe our facilities and services to give you the confidence to book the right property for you. There is a full description together with photos and a video tour of the property on our website [www.coastalretreats.co.uk](http://www.coastalretreats.co.uk)

## **Access Statement for The Deck House**

### **At a Glance**

- This is a two-storey property.
- It sleeps seven and has three bedrooms and two bathrooms.
- One bedroom is on the ground floor and two bedrooms are on the second floor.
- The kitchen, dining and living space has level access and 14 stairs to the first floor.
- There are parking spaces for four cars, directly outside.
- The front entrance has sloping access. The outdoor space has level access.
- Externally there is a rear patio with easy access.
- Dogs are not permitted in the property.
- No smoking or vaping is permitted in the house.

### **Pre-Arrival**

- The property is best reached by car. It is situated in Beadnell village and there is a driveway to the front of the cottage and a parking space is in front of the house. The front door is accessed via the driveway and there is a key safe by the door at 154cm height.
- Public transport; the property can be reached by rail, the nearest mainline railway station is 14 miles away. <https://www.coastalretreats.co.uk/activities/how-to-get-here/>
- Taxis are available from the station. A list of taxi companies can also be found via our website link above.
- Information about local bus services can be found on the Northumberland coast bus service website <http://www.northumberlandcoastaonb.org/getting-around/>
- Local food partner Food Heaven ([www.foodheaven.co.uk](http://www.foodheaven.co.uk)) can deliver and unpack groceries prior to your arrival and items can be ordered up to 48 hours before arrival. Other supermarkets deliver to the area. Alnwick (18 miles away) has large supermarkets, small independent shops, garages and all the local amenities.
- The brochure is printed in standard font size with pictorial representations of the main features. Our aim with the design of our website, is to make it as easy to use and understand as possible. We want visitors with disabilities to be able to gain the same benefit from using our website as those who are able-bodied.
- Mobile phone reception may be poor within this area and we cannot guarantee a full signal.
- There is WiFi and a landline phone but the functioning of these cannot be fully guaranteed and any external fault is beyond our control.
- The nearest NHS walk-in centre is in Ashington, which is 37miles away, and the nearest A&E unit is in Cramlington, which is 43 miles away. The nearest doctor's surgery is two miles away in Seahouses. Further information is in the welcome folder.

## **Access to the Property**

The car parking is approximately five metres from the entrance and the front door is accessed via a gravel driveway. There are no handrails or ramps on the approach to the building. The path is 135cm wide and provides a sloping access.

## **Entrance to Property**

- From the car, the front door is accessed via a paved path. There are no handrails or ramps on the approach to the property.
- The door is side hung and manual and the width is 80cm with a small step of 2cm over the thresh of the front door.
- Once inside the surface is laminate wood and the area is fully lit by a ceiling pendant.

Any other comments and relevant information; light switch to the right of the door at 118cm.

## **Halls, Stairs, Landings, Passageways**

- The entrance hallway areas are lit by a ceiling pendant and the floor is covered by laminate wood.
- The stairs are carpeted and are light grey in colour. The walls have been decorated in a white colour.
- The width of the passageway is 190cm.

Any other comments and relevant information; access to the stairs is from the living room.

## **Sitting Room/Lounge**

- The open plan living, kitchen and dining area is accessed from the hallway with a door opening of 70cm and is furnished with 2 x 3 seater sofas and an additional comfy chair.
- It is all on one level with no steps and the floor is covered in laminate wood.
- The walls have been decorated a cream and dark blue colour.
- There is one coffee table located in the centre of the room.
- There is a log burning stove and radiators to heat the room.
- The room is spacious with plenty of space to move around.
- There is a digital TV which has full digital access/subtitles, the TV rests on a box.
- Lighting is natural daylight with a mix of ceiling pendants, ceiling spots and table/floor lamps.

## **Dining Area**

- The dining area is situated in the kitchen/living room with level access and it has a laminate wood floor.
- The dining room floor is laminate wood and the walls have been decorated in a cream colour.
- Seating around the table is for six people, with upright chairs without arms. A wheelchair can easily be pulled up to the table if needed.
- The dining table has legs on each corner, which are 69cm from the floor to the lowest point of the table (under space) and is 76cm high. Lighting is natural daylight with a mix of ceiling spots/ceiling pendant lights.

Any other comments and relevant information; access to patio area via patio doors.

## **Kitchen**

- The opening to the kitchen is from the dining/living room and the opening width is 120cm.
- The kitchen is level with a laminate wood floor.
- The kitchen is fully equipped with a cooker, microwave, fridge/freezer, dishwasher and washer dryer.
- The door of the oven drops down and the handle is 73cm above the floor. The hob is 95cm above the floor.
- The worktop and sink are 90cm above the floor. The wall cupboards are 140cm high.

- The sink taps are single mixer lever taps.
- The highest shelf in the fridge is 162cm and the lowest drawer in the freezer is 48cm.
- The kitchen is lit by down lighter spots and under cupboard lights.
- The kitchen flooring is laminate wood and the walls have been decorated in a cream colour.

## **Bedrooms and Sleeping Areas**

### **General Information**

- There is one ground floor bedroom which is a double/single bunk bed.
- On the first floor there are two bedrooms comprising of one king size bed with ensuite bathroom, one double bed without ensuite, and one family bathroom, which are reached by 14 stairs.

### **Specific bedroom information (one for each bedroom)**

#### **Bedroom one is on the first floor and has a king size bed**

- The clear door opening into the bedroom is 70cm wide.
- The height of the bed from floor to mattress top is 65cm.
- The space to the side of the bed is 90cm.
- There are two bedside tables which are 50cm high.
- Lighting is via a mix of ceiling pendant and bedside table lamps.
- Flooring is carpet and light grey in colour, with light grey coloured walls.
- There is one wardrobe and eight drawers and storage space. The wardrobe rails are 185cm high and they cannot be adjusted.
- Bedding is hypo-allergenic.
- There is a digital TV.
- See photos and video tour on our website for more details.

Any other comments and relevant information; ensuite shower room.

#### **Ensuite shower room is connected to Bedroom one**

- Entrance is all on one level with a clear door opening width of 70cm.
- The shower has a raised lip of 20cm.
- The shower has a bi fold door and has a detachable shower head.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 80cm with a pedestal under the sink.
- All taps are modern lever taps.
- There is a shelf over the sink which is 128cm high and 50cm wide.
- There is no grab rail.
- The bathroom is lit with ceiling spot lights.
- It has laminate wood flooring with white coloured walls and grey tiles in the shower.
- For a photo please see the website.

#### **Bedroom two is on the first floor and has a double bed**

- The clear door opening into the bedroom is 70cm wide.
- The height of the bed from floor to mattress top is 65cm.
- The space to the side of the bed is 80cm.
- There are two bedside tables which are 60cm high.

- Lighting is via a mix of ceiling pendant and bedside table lamps.
- Flooring is carpet and light grey in colour, with light blue coloured walls.
- There is one wardrobe and five drawers and storage space. The wardrobe rails are 185cm high and they cannot be adjusted.
- Bedding is hypo-allergenic.
- There is no digital TV.
- See photos and video tour on our website for more details.

**Bedroom three is on the ground floor and has a double and single bunk bed**

- The door opening into the bedroom is 74cm wide.
- The height of the bed from floor to mattress top is 50cm and the bunk bed is 145cm.
- The space to the side of the bed is 70cm.
- There are no bedside tables.
- Lighting is via a mix of ceiling spot and table lamps.
- Flooring is carpet and light grey in colour, with blue coloured walls.
- There is no wardrobe but four drawers and storage space.
- Bedding is hypo-allergenic.
- There is no digital TV.
- See photos and video tour on our website for more details.

**Bathrooms, Shower-rooms and Toilets**

**Ground floor WC**

- Entrance is all on one level with a clear door opening width of 78cm.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 80cm with a pedestal under the sink.
- All taps are modern lever taps.
- There is no shelf over the sink.
- There is no grab rail.
- The bathroom is lit with ceiling spot lights.
- It has laminate wood flooring with white painted walls.

**Family bath/shower room is on the first floor.**

- Entrance is all on one level with a clear door opening width of 70cm.
- The shower is separate and has a raised lip of 20cm.
- The shower has a bi fold door and has a detachable shower head.
- Height of the WC floor to seat is 42cm.
- Wash basin height is 81cm with a pedestal under the sink.
- All taps are modern lever taps.
- There is a shelf over the sink which is 121cm high and 160cm wide.
- There is no grab rail.
- The bathroom is lit with ceiling spot lights.
- It has laminate wood flooring with light blue coloured and grey tiled walls.

- For a photo please see the website.

### **Garden**

- The patio area can be found to the rear of the property which is accessed immediately from the lounge/dining area via a door with a step of 2cm and clear access width of 160cm.
- The areas within the patio are flat.
- It has a decked patio.
- Table and seating are in this area which is suitable for a wheelchair to pull up with a table height of 80cm. There are four bench type chairs.
- The surface is decking and the width and length of the patio is 4.5 x 3 metres.
- There is some outside lighting which are manual switch lights.
- There is a 16cm step down from the edge of the patio onto the grass. The patio is not fenced off.

### **Additional Information**

#### **Contact Information**

Address (Inc postcode):	Coastal Retreats 9-11 Causey Street Gosforth Newcastle upon Tyne NE3 4DJ
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Email:	info@coastalretreats.co.uk
Website:	www.coastalretreats.co.uk
Hours Of Operation:	Office is open Mon-Fri 9-4pm and most Saturdays 9-12pm. Emails and phone messages are monitored during all waking hours.