

# *Green Gables Guest House*

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## **ACCESS STATEMENT FOR QUALITY ASSURED GUEST ACCOMMODATION**

### **Introduction**

We are ideally located within 5 minutes walk from the main seafront, 7 minutes walk from the train station, and 10 – 15 minutes walk to the tourist information centre, main bus stops and town centre, all of which are level access.

### **Car Parking**

On the forecourt of our property we have 5 parking spaces and a further 4 immediately in front of the premises along the roadside.

### **Entrance**

The front entrance is approximately 20 paces from the pavement with a 5cm 2" step 16 paces towards the front door. After another 4 paces a 5cm – 2" step into the porch. The outside entrance door is 95cm 37" wide and the inside door is 84cm 33" wide. Both doors are wheel chair accessible. We offer assistance with luggage.

### **Dining Room**

Our spacious dining room is on level access with no steps, approximately 5 paces to the left of the front door after entry and wheel chair accessible.

### **Bedrooms**

All rooms have a conveniently positioned Flat Screen TV with DVD player and Hospitality Tray.

### **Room 3**

Disabled friendly room approximately 12 level paces from the front door. The room is wheel chair accessible having wider than average doors to the room entrance and en-suite (approx 82/84cm 32/33") the room has good quality flat pile carpet and a 4ft 6" double bed and 3 ft single. The en-suite has slip resistant ceramic tiles, a shower seat and 4 grab rails conveniently placed. There is a 20cm – 8" step into the shower. A support frame for the toilet is also available if required. The dining room is approximately 8 level paces away and accommodates a wheelchair. Room 3 is suitable for persons with mobility problems but able to take a few steps.

### **Room 4**

First floor double en-suite room approximately 6 paces from front door to wider than average staircase – 14 stairs 18cm 7" high, 86cm 34" wide. At the top of the stairs it is approximately 8 paces to room. Room has 4ft 6" double bed, short pile quality carpet and en-suite with 10cm - 4" step to shower and toilet.

**Room 5** First floor spacious family en-suite room approximately 6 paces from front door to wider than average staircase – 14 stairs 18cm - 7" high, 86cm - 34" wide. At the top of the stairs it is approximately 12 paces to room. Room 5 has flat pile quality carpet, a 4ft 6" double bed, two 3ft single beds and facilities and space for a single pull out bed or cot if required. The en-suite is spacious and has an approximate 13cm 5" step into the shower.

**Room 6** First floor double/twin/triple en-suite room approximately 6 paces from front door to wider than average staircase – 14 stairs 18cm - 7" high, 86cm 34" wide. At the top of the stairs approximately 2 paces right, 4 more stairs of the same dimension and approximately 6 paces to room. Room 6 has short pile quality carpet, a 4ft 6" double bed and 3ft single bed... The en-suite has an approximate 15cm – 6" step into the shower.

**Room 7** First floor four-poster double spacious en-suite room approximately 6 paces from front door to wider than average staircase – 14 stairs 18cm – 7" high, 86cm – 34" wide, at the top of the stairs approximately 2 paces right, 4 more stairs of the same dimension and approximately 10 paces to room. Room 7 has flat pile quality carpet, and a 4ft 6" four-poster bed. The en-suite has a step of approximately 6" – 15cm into the shower.

**Room 9** Second floor twin room with private facilities. From the first floor Room 9 is approximately 11 paces to a further 12 stairs 71cm – 28" wide 20cm – 8" deep. At the top of the stairs there is one more step into the room on the left and one step to the toilet opposite the entrance to the room. The shower and further toilet is situated on the first floor immediately at the bottom of the stairs. The shower has a step of approximately 6" – 15cm. Room 9 has flat pile quality carpet.

**Room 10** Second floor double en-suite room. From the first floor Room 10 is approximately 5 paces to a further 11 stairs 76cm – 30" wide 18cm – 7" deep. The room has a 4ft 6" double bed and short pile quality carpet... The en-suite has a 6" – 15cm step into the shower.

**Room 11** Second floor family en-suite room. From the first floor Room 11 is approximately 5 paces to a further 11 stairs 76cm – 30" wide 18cm – 7" deep. This very spacious room has a short pile carpet, 4ft 6" double bed, two 3ft single beds and plenty of space for an extra single bed or cot if required. The en-suite has a 6" – 15cm step into the shower.

**Outside Area** A bench seat is situated outside the front door where smoking is permitted. Safe storage at the rear of the property is available for push bikes.