

Access Statement For San Ging

Introduction

I have tried to provide as much information as possible in this statement, if you have any further queries please contact me, details below.

Pre-Arrival

- San Ging has a website, www.sangingkeswick.co.uk
- Bookings/enquiries can be made online or via email or telephone
- San Ging can provide information in large print on request
- The nearest bus stop is 50m
- The nearest train station is Penrith, 17 miles
- Nearest shop is the BP garage, Penrith Road, Keswick
- Internet shopping is available
- Local public transport: Traveline 0870 608 2 608
- Shopmobility: Carlisle 01228 625950
- Further local information available at www.keswick.org or via Keswick Tourist Information Centre, 017687 7264

Arrival & Car Parking Facilities

- Parking space on the paved drive, 2 cars, even
- Double garage
- Parking is outside the entrance
- The door is hinged on the right and is 85cm wide with a 5cm sill
- Light switch height 108cm

Ground Floor

Porch

- Door opens inwards
- Coat hooks, height 1.85m
- Clear space, 2m x 85cm

Separate WC

- Toilet seat height 42cm
- Limited available space either side of toilet
- Basin height 82cm
- Flooring is tiled

Utility room

- Door opens inwards, door hinged to left, 81cm
- Sink height 90cm, cupboard under
- Worktop height 90cm, cupboards/appliances under

- Washing machine door hinged to left
- Dryer door hinged to right, condenser collection unit on left
- Fridge/freezer: fridge top shelf 176cm, freezer in lower compartment (drawers). Doors hinged to the left.
- Coat hooks 160cm
- Laminate flooring
- Utility lit by ceiling strip light
- Good contrast between floor and walls/cupboards and other surfaces
- Clear space 2m x 1.5m
- Door to garage (81.5cm), hinged to left, opens into garage, step into garage 14cm

Stairs (7) leading to first floor, kitchen off to left part way up. Handrail to left.

Self-Catering Kitchen

- Kitchen open plan with Dining room, door hinge on right, entrance 76cm
- Worktop height 92cm
- Range cooker: gas hob is 92cm high, oven door is pull out, main oven hinged to left, small oven hinged to right, height of lowest shelf 43cm, can be accessed from the side
- Sink is 92cm high with cupboards underneath
- Side unit 92cm high with cupboards under
- Flooring is tiled
- At least 1m x 2.5m free space between all furniture and worktops
- Kitchen lit with inset ceiling, under cupboard lights and lights in extractor over hob
- Good contrast between floor, cupboards and other surfaces
- 2 under counter Fridges, highest shelf in either fridge 62cm. One hinged to the left, one to the right.

Stairs (6) leading to first floor

First Floor

Open sunroom

- Clear space 2.5m x 2m
- Flooring tiled

Bathroom & WC

- Door width 81cm, sliding to right
- Walk in shower, entrance 54cm
- Freestanding Bath with flexible shower head attached
- Bath height 63cm

- Pedestal Basin height 83cm
- Free space in bathroom (free of doors and furniture) is 1.5m x 1m
- Toilet seat height 42cm
- Space to both sides of toilet
- Flooring is tiled
- Good contrast between floor, walls and fittings

Main Bedroom

- Door width 76cm, hinged to left
- Kind size bed
- Bed height 42cm floor to top of mattress
- Access space around both sides of bed
- Bed is movable if more space is required to one side
- Largest free space clear of doors and furniture is 2.2m x 1.2m

En-suite bathroom

- Door width 76cm, hinged to right
- Walk in shower, entrance 51cm
- Pedestal Basin height 84cm
- Free space in bathroom (free of doors and furniture) is 1.2m x m
- Toilet seat height 41cm
- Space to side of toilet is limited
- Flooring is tiled
- Good contrast between floor, walls and fittings

Twin Bedroom

- Door width 76cm
- Two standard twin beds, accessible from one side
- Bed height 51cm floor to top of mattress
- Beds are movable if more space is required
- Largest free space clear of doors and furniture is 2.5m x 0.9m

Stairs (6) leading to second floor

Landing area 1.3m x 1m

Lounge

- Entrance width 76cm, door hinged to left
- Furniture is moveable and all is non-feather
- One two seater sofa, one L shaped 6 seater sofa, both have low arms, seat height 44cm

- 2 easy chairs (moveable)
- Rectangular coffee table (moveable), 76cm x 130cm and 47cm high
- Digital TV with DVD with remote control
- Multifuel burner
- Flooring is carpet
- Free space 2m x 1.9m when coffee table moved

Double Bedroom

- Door width 76cm, hinged to left
- Kind size bed
- Bed height 42cm floor to top of mattress
- Access space around both sides of bed
- Bed is movable if more space is required to one side
- Largest free space clear of doors and furniture is 2 m x 1m

Bunk bedroom

- Entrance width 76cm, door hinged to left
- Bunk beds: lower bed height (floor to top of mattress) 49cm, upper bed height 132cm

Grounds and Gardens

Patio, accessed via patio door from Sunroom, 63cm wide, sill 22cm

Patio has table and chairs, all moveable

Level paved area

Additional Information

- Information folder is produced in size 15 font, can be provided in larger font upon request
- Mobile phone reception is good
- Smoke detectors present
- Non-feather duvets and pillows are provided
- Sheets, duvet covers and pillow cases are cotton/polycotton
- No smoking

Contact Information

Contact: Helen Ball

Address: 5 Grange Park, Keswick, CA12 4AY

Telephone: 017687 75890/ 07720 034494

Local Housekeeper: Marilyn Cartwright 017687 73185

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