Access statement for No 7 The Lily Pad

Parking is right outside the cottage on a gravelled area.

This is a 5 bedroom cottage, as you in through the front door (84cm) the stairs are immediately in front of you (82cm wide). To the left is the living area (4.5 metres x 3.5 metres) this has 3 grey 3 seater sofa’s, coffee table, shelving area and cupboard built under the stairs, on top of these is a tv/dvd with free view also wifi. Going through the living area takes you into the dining/kitchen area (6.5 metres x 4 metres) this is all open plan. The dining area has a table and chairs and the kitchen is fully equipped with fridge, freezer, dishwasher, kettle, toaster, crockery and cutlery.

All of the downstairs floors are tiled with underfloor heating.

Off the kitchen is the ground floor bathroom/wet room which has a bath, shower, toilet and basin. (4 metres x 1.5 metres) It is tiled from floor to ceiling.

Back to the stairs and to the right of them is the ground floor bedroom (3.5 metres x 1.5 metres). This has a zip and link bed giving the option of twin beds or a king size bed. It has a wardrobe, set of draws and bed side tables with lamp.

Going on up to the first floor straight in front of you is a second bathroom (3 metres x 1.5 metres) which has a bath with shower hose attached to taps, toilet and basin.

To the right of the bathroom at the front of the cottage is a bedroom (3 metres x 3.5 metres) also with zip and link beds to give the same option as downstairs. There is a built in wardrobe and dressing table in this room, bedside tables and lamps.

The other room on this side of the cottage is a bedroom (3 metres x 4 metres) with a double sofa bed, a set of draws, wardrobe and a tv/dvd with free view and WiFi.

To the left of the bathroom are 2 more rooms the one at the front measures approx 4 metres x 3.5 metres and has 2 beds (zip and link) a built in wardrobe and dressing table, bedside tables and lamps.

The bedroom to the rear of the cottage measures approx 4 metres x 3 metres and also has 2 beds (zip and link) a wardrobe and bedside tables and lamps.

All the upstairs rooms are carpeted.

There are patio doors (114cm) in the kitchen leading to a decking area (8 metres x 4 metres) with garden furniture in the summer months.