

Herons Bank - Access Statement

This access statement does not contain personal opinions as to suitability for those with access needs but aims to accurately describe the facilities and services offered to all guests/visitors. This statement has been drawn up by the owner(s) of Herons Bank. Please call us on 01884 849127 if you have any questions regarding the accessibility of this property that are not answered within this statement.

Pre-Arrival

By train - The nearest train station is at Tiverton Parkway, Nr Cullompton, approximately 3 miles distant.

Taxis - These are usually available from the station.

By bus - The nearest bus stop to Herons Bank is at Kings Oak Lea and Millennium Way,

By car - You will find detailed directions in your check-in information once you have made a booking.

Key Collection, Welcome and Car Parking

The key to the property is held in an external key safe next to the main entrance door. Details of the key safe combination will be given prior to arrival.

All keys are the responsibility of the rental guests, and we advise that you always use the key safe during your stay.

All guests will be welcomed by a property manager up to 1 hr after arrival and will be given a tour.

The parking area can accommodate 5- 6 cars all which is tarmacked

No steps from the parking to front door from the car parking area.

Entrance to Property

The main entrance door is standard door size with small door frame step- No ramps.

The internal areas are very well lit.

Halls, Stairs, Landings, Passageways

All halls, stairs, landings, and passageways are well lit.

The stairs have carpets.

Most of the ground floor has tiled floors, the hallway and landing areas on the first floor are carpeted.

Games Room

There is a step leading into the room, partly tiles and carpet, with French doors leading onto patio area with small step over threshold.

Sitting Room/Lounge

Access to the open lounge, with a step leading into dining area.

All areas are lit with spotlights and lamps.

The floor surface is carpet throughout.

The open plan room has corner sofas

There is a television with remote control and options for subtitles/audio description.

The area is well lit during the day by natural light. With sensor Lighting.

Kitchen

The kitchen area is open plan through French windows up a step into the Dining area.

The flooring is tiled throughout.

Bedrooms and Sleeping Areas

All bedrooms have zip and link beds that can be arranged as super kings or twins.

Bedroom 1 - On first floor and has a standard width door with an en suite shower room.

Bedroom 2 - The en suite shower room is accessed through a door with TV.

Bedroom 3 - Standard width door with shared use of main bathroom.

Bedroom 4 - Standard width door with TV and shared main bathroom.

Bedroom 5 - Accessed from the hallway on ground floor with LED ceiling lights and bedside lights with carpet.

Wet Rooms

All walk in situated in pool area -

Garden

The gardens are mostly to the back and sides of the house, with big lawns, and a south facing patio which runs the length of the house with a barbecue.

There is a paved patio area which can be accessed from the open plan dining area via bifold doors.

There is a flat lawned area, where there is a children's play area consisting of a trampoline, swings, monkey bars.

Swimming Pool (NB: Children must be supervised at all times)

Access to the pool is through the games room. The pool is 16ft x 32ft and a constant depth of 4ft.6. There are steps into the corner side for access.

The Hot Tub is built in, no steps leading into the tub.