

## Wayside House - 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 Wayside House. Please call us on 01884 849127 if you have any questions regarding the accessibility of this property that are not answered within this statement.

### Introduction

Wayside is a luxurious modern house set in a very peaceful location with far reaching views of the Blackdown Hills AONB. The property sleeps up to 13 people in 5 bedrooms, and has a covered heated swimming pool, a hot tub, sauna, games room, BBQ lodge and children's play equipment.

**Pre-Arrival:** Bookings can be made via our website and here you can see a gallery of all our photographs of the property. You will be emailed directions, key codes, and information before your arrival.

**Buses:** The nearest bus station is at Taunton (15 miles) or Exeter (18 miles).

**Trains:** The nearest train station is at Tiverton Parkway (10 miles) or Taunton (15 miles). Taxis are usually available from both stations.

**Groceries:** Groceries can be delivered by Tesco, Sainsburys, Asda, Waitrose and Morrisons by pre-ordering online.

**Arrival and Parking:** From the road there are large electric gates accessed by the code sent in your arrival information. There is a block-paved driveway with enough parking for four cars.

### Accommodation:

The entrance hallway leads via double glass doors to a spacious living room with three large comfortable leather sofas and an armchair.

The kitchen has an electric oven, American-style fridge freezer, and a walk-in larder. There is a large dining table that seats 12 comfortably. At the end of the dining area there is a door leading to the conservatory; this room has a Smart TV and is ideal for use as a second sitting room.

The utility room has a sink, washing machine and dryer.

There is a galleried landing on the first floor accessed via the stainless steel and glass staircase. Off this, the master bedroom has a king size bed and a single bed, as well as a walk-in wardrobe. The en suite bathroom has a shower unit and a modern glass basin and W.C.

Bedroom 2 is a twin room with single beds, Bedroom 3 has a 5ft double bed and a single bed, and Bedroom 4 has a double bed. All the furniture is maple wood, and all the wardrobes are built in. They are served by a large family bathroom which has a separate bath and shower.

Across the brick paved parking area is the Annexe, where you will find Bedroom 5, which has a king size bed and a single bed, and its own en suite wet room. Next to this is the games room with a pool table, Smart TV.

There is a private covered heated swimming pool for all year-round use, with a separate wet room and changing room in an adjacent building. There is a hot tub and sauna and table tennis to the lower side of the swimming pool.

Continuing outdoors around the main house, a secure fenced yard on woodchip has children's play equipment and a trampoline. Next to this is a paved terrace with garden furniture and a gas barbecue. There is a BBQ Lodge near the ha-ha drop, please note the ha-ha drop to the front of the house, is a 6ft drop, so it is important to take care and that children are supervised at all times.