



## ACCESS STATEMENT

### Ardwyn

<b>Address</b>	Ardwyn Buzza Street St Mary's Isles of Scilly TR21 0JP
----------------	--

This access statement does not contain personal opinions on suitability for those with access needs. It aims to describe accurately the facilities and services offered to all guests.

#### **Introduction:**

**Ardwyn** is a sunny, light, ground floor flat sleeping 2 people. The situation is ideal, just a five minute level walk from the centre of Hugh Town and its shops, and only a further few minutes from the Quay. A 50 metre walk will take you to the lovely sandy beach at Porthcressa, and access to stunning coastal walks. A floor plan and photographs are available on our website. An information sheet is also available to download.

#### **Pre-arrival information:**

All taxis on St Mary's are private hire and must be pre-booked, whether you require collection from the airport or quay.

There is a transport operator contracted to meet all flights at the airport. A charge is levied for this service.

Most of our holiday homes are within walking distance from the quay and directions are available on our website. A document containing this information is also available to download.

#### **Key collection:**

The key will be waiting for you in the door or the door will be open and the key will be on the kitchen or dining room table.

<p><b>Entrance to premises</b></p>	<p>Step depth leading towards wooden gate is 16cm. Wooden Gate measures 85cm wide, 89cm high, entering into paving slabs laid front patio.</p> <p>Sitting option available – two rattan chairs and small table.</p>
<p><b>Halls, Stairs, Landings and Passageways</b></p>	<p>Entrance door width 75cm with 15cm deep step entering into kitchen with Vinyl flooring.</p> <p>Ardwyn is 1-floor property.</p>
<p><b>Kitchen</b></p>	<p>Worktop height 91cm. Sink at worktop height with cupboards underneath.</p> <p>Undercounter washing machine is 60cm wide.</p> <p>Electric hob with extractor fan above and oven underneath is 60cm wide.</p> <p>63cm free space between hob and extractor fan.</p> <p>65cm free space between worktop and top cupboards.</p> <p>Microwave standing on the shelf – 49cm free space between worktop and bottom of the shelf.</p> <p>Undercounter fridge-freezer is 55cm wide.</p> <p>Flooring is Vinyl.</p>
<p><b>Dining area</b></p>	<p>Open plan with living room.</p> <p>Dining table and 4 chairs.</p> <p>Dining table measures 150cm long, 90cm wide and 77cm high.</p> <p>Flooring is Vinyl.</p>
<p><b>Sitting room/lounge</b></p>	<p>Open plan with dining room.</p> <p>Fabric 3-seater sofa.</p> <p>LCD TV fitted on the wall.</p> <p>Coffee table measures 120cm long, 80cm wide and 46cm high.</p> <p>Wall mounted heater.</p> <p>Flooring is Vinyl.</p>

<p><b>Shower room and toilet</b></p>	<p>Door width 76cm.  Wash basin height 86cm.  Toilet seat height 40cm. Space beside toilet 10cm to right and 22cm to left.  Enclosed shower cubicle measures 118cm long, 65cm wide, 15cm deep step into the shower and 48cm wide entrance into the shower when shower glass door is open.  Vinyl flooring.</p>
<p><b>Master bedroom</b></p>	<p>Door width 76cm.  Double bed measures 135cm wide and 68cm high from floor to top of mattress.  Bedside shelf fitted to the wall measures, 35cm by 35cm wide, 59cm high from floor to bottom of the shelf and 81cm high from floor to top of the shelf.  Largest free space clear of doors and furniture is 196cm by 100cm.  Vinyl flooring.</p>

**Additional information:**

- All rooms are carpeted unless specified otherwise.
- Information folder can be reproduced in larger font if required.
- The Isles of Scilly has good mobile phone reception for Vodafone and BT Mobile, including full 4G service – other networks have limited reception.
- Internet access is provided. The code can be found in the holiday home information folder.
- No smoking is permitted in any Scilly Self Catering holiday home.
- Local Public Transport: St Mary's Bus timetable and local taxi operator details supplied in guest information pack.

**Future plans:**

We welcome your feedback to help us continuously improve our service and comment form is left in all holiday homes for our guests to complete. We then review all feedbacks from guests and notify the owners with recommendations for action.

**Contact information**

Scilly Self Catering Ltd

Lower Strand

St Mary's

Isles of Scilly TR21 0PS

Telephone: 01720 422082

Email: [enquiries@scillyselfcatering.com](mailto:enquiries@scillyselfcatering.com)

Website: [www.scillyselfcatering.com](http://www.scillyselfcatering.com)