



## ACCESS STATEMENT

### Lower Ganilly

<b>Address</b>	Jacksons Hill St Mary's Isles of Scilly TR21 0LL
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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:**

**Lower Ganilly** is set in an elevated position and boasts stunning sea views from bedrooms over Porthmellon Beach. The house is one level and has 2 bedrooms. 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.

<b>Entrance to premises</b>	Concrete path with 14 steps (19cm depth) leading to wooden gate measures 82cm wide and 102cm high opening up to wooden front patio with outdoor sitting available.
<b>Halls, Stairs, Landings and Passageways</b>	<p>Front door is 84cm wide.  Key hole height 101cm.  One step 21cm deep in front of the front entrance door.  Front door opens into the porch 275cm by 130cm with Hard Tile flooring and coir mat flooring door mat.  Glass door between porch and kitchen is 83cm wide.  One floor property.  Step between kitchen and living room is 14cm deep. Step between living room and bathroom/toilet is 13cm deep.</p>
<b>Kitchen</b>	<p>Worktop height 90cm.  Sink at worktop height with cupboards underneath.  Stand alone microwave.  Stand alone electric cooker with extractor fan above – 78cm free space between cooker and extractor fan.  Undercounter washing machine 60cm wide.  Stand alone fridge-freezer is 55cm wide, freezer height 74cm, fridge height 75cm.  48cm free space between worktop and top cupboards.  Hard Tile flooring.</p>
<b>Dining area</b>	<p>Open plan with living room.  Dining table and 4 chairs.  Dining table measures 76cm high, 75cm wide and 150cm long.</p>
<b>Sitting room/lounge</b>	<p>Furniture is movable.  Open plan with dining room.  Two matching 2-seater sofas.  LCD TV standing on the corner unit.</p>

	<p>Double glass door from living room to the outside wooden patio is 103cm wide.</p>
<b>Master bedroom</b>	<p>Door width 76cm.</p> <p>Double bed measures 135cm wide and 66cm high from floor to top of mattress.</p> <p>Bedside table measures 45cm wide and 61cm high.</p> <p>Dressing table 72cm high, 160cm long and 50cm wide.</p> <p>Largest free space clear of doors and furniture is 280cm by 150cm.</p>
<b>Twin bedroom</b>	<p>Door width 76cm.</p> <p>Two single beds, each bed measures 90cm wide and 67cm high from floor to top of mattress.</p> <p>Bedside table is 51cm wide and 68cm high.</p> <p>Largest free space clear of doors and furniture is 210cm by 55cm.</p> <p>Double glass door from bedroom into garden is 130cm wide.</p>
<b>Bathroom</b>	<p>Door width 76cm.</p> <p>Toilet seat height 41cm. Space beside toilet 22cm to right and 11cm to left.</p> <p>Wash basin height 83cm.</p> <p>Bath tub height 57cm, 69cm wide, 79cm wide at the narrowest point and 150cm long.</p> <p>Bath shower screen 69cm wide and 147cm high from top of the bath to top of the screen.</p> <p>Quarry Tile flooring.</p>
<b>Toilet</b>	<p>Door width 76cm.</p> <p>Toilet seat height 41cm. Space beside toilet 22cm to left and 19cm to right.</p> <p>Quarry Tiles Flooring.</p>
<b>Garden</b>	<p>Large wooden patio at the front.</p> <p>Grass area at the front of the house, next to the wooden patio.</p>

	Concrete path running from front door, alongside the house to the back. Washing line available.
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**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 up 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**

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