



## ***Access Statement***

**Bakers Flat  
Hugh Street  
St Mary's  
Isles of Scilly TR21 0LL**

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**

**Bakers Flat** is situated above the popular Kavorna Bistro in the main street in Hugh Town. The flat is accessed from Well Lane, a quiet pedestrian alley between Kavorna and the post office.

The entrance is approximately 20 yards on the right hand side and the flat is situated on the first floor.

A floor plan and photographs are available on our website. An information sheet is also available to download.

### **Pre-arrival**

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 front door, or the door will be open and the key will be on the kitchen or dining room table.

### **Entrance to premises**

Bakers Flat is accessed via a wooden gate, hinged to the left, measuring 76cm wide, leading to a paved path. The entrance has a 15cm high threshold with a depth of 20cm and there is a further step of approximately 6cm in height and 12cm in depth to the paved path.

The path extends for around 20ft before there is a turn and a drop of 16cm to a second path of approximately 12ft. This leads to an entrance porch. Sensor lighting is situated on the path at the turn and by the door.

### **Halls, Stairs, Landings, Passageways**

- The front door is 76cm wide
- Light switch by the door at a height of 140cm
- Door opens to a coir matted porch with a turn and height restriction of 5' 3"
- Doorway to right (no door) 87cm wide. 7cm step down to depth of 5cm tread and a tiny 2cm drop with stairs to the left
- 12 stairs in total; height 18cm, tread 22cm, handrail left on ascent
- Light switch top and bottom
- At top of stairs coir mat
- Turn right door to flat is 74cm leading to entrance hall
- Straight ahead then left doorway – no door 72cm wide to kitchen/lounge

### **Dining/kitchen Area**

- Dining table is 74cm high, width is 76cm 120 cm depth
- Chairs are movable with wooden metal backs seats and no arms
- The kitchen worktop height is 96cm
- Electric oven with drop down door with hob and extractor fan above
- Sink at worktop height with cupboards underneath
- Wooden Flooring
- Stand-alone fridge with freezer compartment
  - Microwave on work surface
- Smoke alarm fitted
- Fire blanket

### **Sitting Room**

- Furniture is moveable
- Two matching two- seater sofas
- LCD TV with remote control on unit 77cm high. DVD player on shelf below
- Electric radiator on wall

### **Bedroom 1**

- Door 76cm
- Bed height 59cm floor to top of mattress
- Clearance at end of bed to wall - 59cm
- Bedside drawer unit 52cm high
- Largest free space clear of doors and furniture is 240 cm by 100cm

### **Bedroom 2**

- Door 68cm
- Bed height 59cm floor to top of mattress
- Clearance at end of bed to wall - 59cm

### **Shower-rooms and toilet**

- Door width 61cm.
- Shower in enclosed cubicle
- Toilet seat height 47cm.
- Space beside toilet 30cm to left 78cm to right.
- Wash basin height 82cm.
- Wooden floor

### **Additional information**

- All rooms are carpeted unless specified otherwise
- Individual electric heaters throughout provide heating
- 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.
- Smoking is not permitted.
- Pets are not allowed

### **Contact information**

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