

ACCESS STATEMENTMULGRAVE LODGE

Property Name: Mulgrave Lodge

Description: Detached Cottage

Pre-arrival and local facilities

Nearest bus stop: Bottom of Lythe Bank, 0.2 miles

Nearest train station: Whitby, 3.5 miles

Nearest petrol station: Spa, Stakesby Road, 2.4 miles

Mobility equipment hire: Whitby DAG, Flowergate, Whitby

Nearest food shop: The Parade, Sandsend, 0.3 miles

Nearest pub/restaurant: The Hart, Estbek, 0.5 miles

Arrival and car parking

Type of parking available: Private Off-road parking to the right-hand side of the property.

Number of spaces available: 2

For what sized car: Any

Parking surface is: Gravel/ pebbles

Is the parking level: No

Is there good space to unload once parked: Yes

Distance to property from parking: 10m

Distance to nearest public parking area: 0.2 mile.....It is pay and display

The width of the path to the property is 110cm

The number of steps to the entrance is 2

Main entrance

The main entrance door width is 82cms

Number of steps to the main entrance is 2

The height of the key safe is 150cm

The height of the keyhole is 97cm

How many other entrances to the property are there? 1

The other entrance door width is: 82cms

Number of steps to the other entrance: 2

Living and dining rooms

Type of flooring: Carpet

Width of doorways: 80cm

Is there good space between furniture? Average

Is the furniture movable or fixed? Movable

Kitchen

Type of flooring: Vinyl

Width of doorway: 110cm

Worktop height: 90cm

Is oven set high or low? Medium

Fridge height: 90cm

Freezer height: Floor - 90cm

The storage height of crockery is: 140cm

Is any equipment stored externally or away from the main kitchen, and if yes, which and where? No

Bedrooms and landings

How many floors does the property have? 2

Number of steps between floors: 12

Type of flooring: Carpet

Width of the doorways: 77cm

Ground floor bedroom has 2 steps down.

Bed sizes: 1 King size + 2 full size singles

Is the bedroom furniture movable or fixed? Movable

Bathrooms and cloakrooms

Type of flooring: Vinyl

Width of the doorways: 66cm

Is there an accessible or adapted WC? No

Is there an accessible or adapted bath or shower? No

Is there a ground floor WC? Yes x 2

Is there a ground floor bathroom or shower room? Yes x 2

Does any bath or shower have a grab rail or handle fitted? No

Is there any shower where access is level rather than a step up? No

Outdoor facilities

External areas are firm, level, sloped, stepped and grassed

Is permanent seating provided? No, seasonal wooden garden furniture

Is there outside lighting? Yes

Is there colour contrast of critical surfaces? No

Are there footpaths to follow for visually/mobility impaired? No

Are there barriers to entry into any part of the garden? Gate

Are there any other hazards? Tiered garden, slightly sloped with 2 steps

General

Is there a landline telephone for guests to use? No

If yes, does it accept incoming calls only or incoming and outgoing calls? N/A

Mobile phone reception information: None, nearest signal St Mary's Church.

Closest public telephone is: The Parade, Whitby

Can you easily access an electrical socket in all rooms without having to move furniture (not cloakrooms or bathrooms)? Yes

Are electrical sockets generally set low or high? Low

Do you provide speciality alarms for hearing or sight impaired guests? No