

*This access statement does not contain personal opinions as to this property's suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.*

## **Access Statement for Tides Reach, Stoke Gabriel, Totnes, TQ9 6RD**

### **Introduction**

Tides Reach is ideal for those who love being by the water, in unspoilt surroundings, yet close to a wide variety of attractions. This holiday cottage is beautifully located on the quayside in Stoke Gabriel on the River Dart, in South Devon. The centre of the village, with three shops and two pubs, is up a hill 5 minutes' walk away.

Tides Reach is a reverse-level cottage, sleeping up to 4 people. It has 2 en-suite double bedrooms on the ground floor and a light and airy open-plan living space on the first floor, with kitchen, dining and sitting areas, and shower room.

The cottage dates from about 1880 but was completely renovated in 2009 to make a bright, warm and comfortable luxury cottage. There is gas-fired central heating, throughout with a wood-burning stove in the sitting area upstairs.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01395 260500 or email [info@tides-reach.co.uk](mailto:info@tides-reach.co.uk).

### **Pre-Arrival**

- The nearest bus stop is in the centre of the village 300m from the cottage. Buses currently used on the route are not wheelchair-friendly. Buses go from here to Paignton, 7 times a day excluding Sunday. There is a bus to Totnes on a Friday morning, and back in the afternoon, to take people to the excellent market. The bus journey to Paignton takes about 30 minutes, whilst the bus to Totnes takes about 15 minutes. For full information see the Stoke Gabriel village website at <http://www.stokegabriel.co.uk/InfoandLinks/Business/PublicTransport/tabid/125/Default.aspx>
- We provide a few essential fresh food items – milk and bread, and a few luxury items, such as local wine and apple juice.
- The closest food store is the well-stocked village shop. Other local food shops are Sainsbury's (3km/2 miles) and Churston Farm Shop (5km /3.5 miles). There are excellent independent food shops in Totnes.

### **Key Collection, Welcome and Car Parking**

- The key is deposited in a key safe outside the front door. Instructions on how to use it are sent about a week in advance, with the code for how to open it sent separately.
- In the holiday season, parking is available free for 1 car in the small privately owned car park on the quayside, with parking for additional cars available for £3 per day (see the attendant). Out of season, there is free parking on the quayside.
- There is no lighting in the village. The cottage is lit front and back by motion sensor lights, and we provide 2 torches for guests' use.

### **Entrance to Property**

- The front door is 820mm/32ins wide.
- There are 4 steps to the front door. An alternative access with just a door threshold is available at the rear of the cottage via a slightly sloping path.
- The floor covering inside the entrance is limestone tiles and a rug.

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

- The hall, stairs and landings are well lit using ceiling lights.
- Passageways are a minimum of 740mm/24ins wide, allowing for radiators.
- The floor covering is limestone tiles with a rug in the hall.
- The staircase to the first floor has 13 steps. It is quite steep but there is a strong handrail on one side. The staircase has a minimum width of 610mm/24ins.

## **Open Plan First Floor**

### ***Sitting Room/Lounge area***

- The sitting room/lounge is situated on the first floor, accessed via the stairs.
- There is a glass Juliet balcony; top of balcony 1110mm/43 ins high.
- There is a wood burning stove, with 'invisible' glass hearth.
- The room has a mixture of seating with sofas and soft chairs with non-feather cushions, together with a low glass-topped coffee table.
- Furniture can be moved, with care.
- There is a widescreen digital television with remote control and a DVD player.
- There is a cd player with iPod dock.
- Lighting is natural daylight and by night levels are controlled by dimmer switches, with overhead lighting used as well as standard lamps around the room.
- The flooring is stripped old pine boards with a large rug.

### ***Dining area***

- The dining area is situated on the first floor with level entry from both the hallway and the kitchen area.
- The door opening to the dining area from the stairs/lobby is 900mm/35ins wide.
- The dining table (moveable side to side) has legs on each corner, 640mm/25ins from floor to lowest point of table (underspace) and is 750mm/30ins high.
- There is some free space around the table.
- Chairs (all moveable) – 4 chairs with leather seats that have no arms, There are 2 further folding chairs under the stairs.
- Lighting is natural daylight with pendant lighting.
- The flooring is stripped old pine boards.

### ***Kitchen area***

- Both doors of the oven drop down and the handles are 750mm / 29.5ins and 480mm / 19in above the floor. The hob is 920mm / 36ins above the floor.
- Worktop and sink are 930mm / 36ins above the floor.
- 8-place dishwasher has drop down front, bottom of rack is 330mm / 13ins above floor
- Two fridges are available, highest shelf about 740mm / 29ins and lowest shelf about 300mm / 12ins.
- Glasses can be moved from wall cupboards to lower cupboards, if required, please request this when booking.
- The kitchen is evenly lit with halogen spotlights above work surfaces.
- The flooring is stripped old pine boards.

### ***Toilet/Shower Room***

- step free, level access
- sliding door opening 610mm/24ins wide
- electric shower, with step
- toilet 380mm/15ins high
- wash basin 850mm/33.5ins high
- well-lit with overhead lights and a light over mirror
- linoleum flooring

## **Ground floor**

### ***Bedrooms***

- There are 2 bedrooms on the ground floor with step free level access from the front door and hallway.
- *Bedroom 1* has a zip link Super king size double bed, *Bedroom 2* has a King size double bed.
- The doors to the ground floor bedrooms are 740mm/29ins wide
- The height of all beds from the top of the mattress to the floor is 600mm/24ins.
- Lighting is natural daylight and at night wall lights can be controlled by a dimmer switch. Two touch control bedside lamps are also in each room.
- Both bedrooms have wood strip flooring.
- Both bedrooms have non-feather bedding and white cotton sheets.

- There is a clock radio in both bedrooms.

### **Bathroom and Shower Room**

- Both bedrooms have an en-suite bathroom or shower room.

#### *Bathroom 1* has:

- step free, level access
- door opening 660mm / 26ins wide
- bath with overbath shower. Bathside is 520mm/20.5ins high
- toilet 400mm/15.7ins high.
- wash basin 800mm/31.5ins high
- well-lit with overhead lights and a light over mirror
- limestone flooring.

#### *Bathroom 2* has:

- step free, level access
- door opening 660mm/26ins wide
- level entry, step free shower
- toilet 400mm/15.7ins high
- wash basin 880mm/35ins high
- well-lit with overhead lights and a light over mirror
- limestone flooring.

### **Laundry/Utility Room**

- The laundry room is accessed via the hall.
- The door opening is 640mm/25ins wide.
- There is a standard size front-loading washer/dryer, with 2 drying racks above.
- The room is lit by a single ceiling light.
- The flooring is limestone tiles.

### **Understairs cupboard**

- This is accessed via the hall.
- The door opening is 580mm/23ins wide.
- There is a small freezer set at 680mm/27ins above the floor.
- There are coat hooks and space for storing shoes.

### **Garden**

There is a very small gravelled patio area at the front of the house which can be accessed by one step. There is a garden bench, and there are two folding stools in the under stairs cupboard for use outside.

### **Additional Information**

- The mobile phone reception is poor, but the landline (01803 782210) can be used for free UK calls.
- The cottage has a Broadband connection for guests' use.
- The nearest General Hospital with an A&E unit and walk in NHS is 13km/8 miles away and the nearest Doctor's surgery is 6km/3.8miles away. Phone number for the surgery is 01830 855897.
- Much more information about the cottage and the surrounding area and its attractions can be found in the welcome folder.

### **Contact Information**

Address: Metherells, Underhill, Lypstone, Exmouth, Devon, EX8 5HH  
 Telephone: 01395 260500  
 Mob: 07718 392757  
 Email: [info@tides-reach.co.uk](mailto:info@tides-reach.co.uk) Website: [www.tides-reach.co.uk](http://www.tides-reach.co.uk)

Availability: Open year round for short breaks

Local Carers: AG Care 01803 223581

Local Accessible Taxi: Happy Cabby 01803 559292

Local Public Transport: [www.journeydevon.info](http://www.journeydevon.info)