

This access statement does not contain personal opinions as to our 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 12 Mereside, Flamborough

Introduction

Greenside cottages offer a choice of 2 former fisherman's cottages with views over-looking the village green, in the center of Flamborough. The cottages were built around 1850 but have been fully modernized with gas central heating and UPVC doors and windows.

12 Mereside and 4 Greenside (see separate access statement) can sleep up to 4 people in 2 bedrooms - 1 double and 1 twin.

Both cottages are strictly non-smoking and children and well behaved pets are welcome.

If you have any queries please contact;
Jo - 07828 021051 /01262 850575
email - jo@westscar0408.fslife.co.uk
www.flamboroughgreensidecottages.co.uk

We look forward to welcoming you. If you have any queries or require any assistance please phone 07828 021051 / 01262 850575 or email jo@westscar0408.fslife.co.uk.

Pre-Arrival

- Once payment has been received, along with a receipt, a map of the village with the cottage marked on it will be sent. Alternatively, just enter the postcode YO15 1LA into a route planner to get directions.
- The nearest railway station is in Bridlington which is 5 miles away. There is a regular bus service from Bridlington to

Flamborough, the bus station is on the Promenade in Bridlington. There is a taxi rank at the train station.

- The nearest bus stop to the cottage is 100yds away.
- The cottage is situated off the main road on a side street which has a tarmac surface and is in reasonable condition with no footpath.
- Eden Mobility in Bridlington supplies equipment for hire. For further details phone 01262 410163 or visit www.eden-mobility.co.uk/livingaids.
- The nearest Shop Mobility can be found in the Promenade shopping center Bridlington.
- Flamborough's High Street is only 300yds away with a good variety of shops Inc. Co-Op, Butchers, Bakers, Paper shop/Post Office, hairdressers and Fish and Chips shops.
- Well behaved pets are welcome and a dog bed and water/food bowl are provided.
- This access statement is available in larger print on request.

Key Collection, Welcome and Car Parking

- 12 Mereside is fitted with a key safe that is located alongside the front door. On receipt of payment, details of the lock combination will be forwarded.
- Occupancy can be taken from 2pm on the day of arrival.
- Free parking is available outside the cottage.

Entrance to Property

- The property is accessed straight off the road - no kerb.
- There are 3 steps up to the front door 1st step is 3" (7.5cms), 2nd step 8.5" (21.5cms) 3rd step 10.5" (27cms).
- The front door is 1/2 glazes UPVC opening inward. The door width is 30" (76cms).
- The front door opens into the living room.

- Access to the back door is via a communal drive that allows pedestrian access. Good concrete smooth surface.
- The back door is fully UPVC glazed and opens into the conservatory. Door width is 33" (85cms) with a step of 8.5" (21.5cms).
- Motion sensor light in conservatory for good visibility.
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Halls, Stairs, Landings, Passageways

- The staircase leading to the 1st floor is accessed from the kitchen. There are 12 steps, the width of the staircase is 24" (61cms). Open staircase comprising of spindles and handrail.
- At the top of the stairs is a small landing - 26" (66cms) wide and 62" (178.5cms) long, with access to both bedrooms and 2nd floor staircase.
- Staircase leading to 2nd floor bathroom has 11 steps, the width is 28" (71cms). This staircase is quite steep but has a handrail on 1 side.
- Stairs and landing have a short pile carpet.
- Lighting is natural daylight with ceiling lights.
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Sitting Room/Lounge

- The sitting lounge is on the ground floor.
- The room has a 2 seater and 3 seater settees with non-feather cushions and occasional tables placed at the settee arms.
- All furniture is moveable.
- There is a Freeview TV, DVD player, both providing subtitles if required. Both have remote controls.
- Lighting is natural daylight through UPVC window with ceiling light and occasional table lamps.
- Flooring is laminate with fireside rug.

- Heating is provided through a room radiator and there is an electric fire.
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Dining Room

- Dining table is situated in the conservatory.
- Access from the kitchen through a door of 32" (81.5cms) with a step up of 7.5" (19cms).
- Circular table with 4 chairs all moveable. Table height of 30" (76cms).
- 2 moveable arm chairs and occasional table.
- Natural lighting with wall mounted sensor light and occasional lamp.
- Tile flooring.
- Heating from wall mounted radiator.

Kitchen

- The kitchen is situated on the ground free with step free access from the living room through a door which is 29" (73.5cms) wide.
- Fully equipped modern kitchen with plenty of wall units and under counter cupboards. Counter top height 36" (91.5cms).
- Free standing single oven /grill. Both oven and grill doors drop downwards.
- Free standing fridge/freezer with moveable shelves. Height of uppermost shelf is 52" (132cms) with the lowest freezer pull out drawer 8" (20.5cms). Both measurements taken from base of unit.
- Standard size washing machine with front loading door.
- Cups, plates etc. can be moved from wall units to under counter cupboards if required, please advise on booking.
- Cordless kettle.

- Natural lighting through UPVC window and ceiling spot light.
- Flooring is laminate.
- 2 under counter stools, height of 24" (61cms).
- Heating from wall mounted radiator.

Bedrooms and Sleeping Areas

- Both bedrooms accessed of the 1st floor landing.
- Front bedroom door is 26" (66cms) and opens into the bedroom.
- A standard size double bed with a height from the floor to the top of the mattress of 21" (53.5cms), with under-bed clearance of 11" (28cms).
- Back bedroom door is 25" (63.5cms) and opens into the bedroom.
- There are 2 single sized beds with a height from the floor to the top of the mattress of 21" (53.5cms), with under- bed clearance of 11" 28cms).
- Both bedrooms have built in wardrobes.
- All bed-room furniture is free-standing and moveable.
- Mattress protectors are fitted and all duvets, pillow cases and cushions are non-feather.
- Lighting is from natural daylight and from ceiling lights. Bedside tables also have touch sensor lamps.
- Good contrast between walls and wood laminate flooring.
- Heating from wall mounted radiator in each bedroom.

Bathrooms, Shower-rooms and Toilets

- The bathroom has been put into the attic.
- Access is via a staircase leading from the 1st floor landing, through a door width of 23"58.5cms). Door opens outwards.
- Full length bath 66" (168cms) with dual bath/shower mixer taps. Bath height is 22.5" (67cms).

- Separate electric shower over bath.
- Toilet height 20" (51cms)
- Basin height 33" (84cms)
- Hot water for bathe and basin supplied via gas boiler
- Natural daylight through UPVC Velux window and inset wall lights.
- Vinyl flooring with bath matt.
- Heating from wall mounted radiator.

Garden

- 12 Mereside has a private patio area 24ft x 24ft.
- Access to it is via a communal path with 3 steps. 1st step -1" (2.5cms), 2nd step - 8" (20cms) 3rd step -23cms)
- Patio is blocked paved and has garden furniture
- Small shed with step free access from patio level.
- Electric supplied to shed with good natural lighting via UPVC window.

Additional Information

- Mobile phone signals can be poor.
- The nearest hospital is in Bridlington, please note that it only operates a minor injuries unit.
- The nearest A & E is at Scarborough Hospital which is 15 miles away.
- There is a Doctors surgery in Flamborough about 400 yards away from the cottage. For further info; 01262 673362
- Above details can be found in the welcome brochure.

Future Plans

- I am hoping to review my website next year. Guests comments would be appreciated.

Contact Information

Address (Inc postcode): 12 Mereside Flamborough East Yorkshire
YO15 1LA

Telephone: 07828 021051 / 01262 850575

Email: jo@westscar0408.fslife.co.uk

Website: www.flamboroughgreensidecottages.co.uk

Grid Reference: TA228707

Local Equipment Hire: Eden Mobility, Bridlington Tel; 01262 410163

Local Accessible Taxi: Tel; 01262 851888 Tel; 01262 851515

Local Public Transport: East Yorkshire Motor Services, bus route 510. Time tables are available in the cottage.