

Chandler's Cottage

Access statement

It's important to us that all our guests enjoy their visit to Sidmouth and find staying at Chandler's Cottage an easy and comfortable experience. With this in mind, we've provided as much information as we can to help you judge whether Chandler's Cottage is a suitable place for you to stay.

If there's anything else that you need to know please feel free to contact us.

All the heights we've included are measured from floor level.

Overview and location

Chandler's Cottage is a two storey, two-bedroom end of terrace house in a residential area of Sidmouth.

Getting around

The local area, including all the main routes into the town centre, consist of paved pavements, tarmac streets and footpaths.

There are two car parks in the town centre although these can be expensive for long stays.

There are several local minicab providers including a firm based within 1 minute of the house:

- Peak Taxis, Potbury Yard, Temple Street, tel. 01395 513322
- Orchard Taxis, 15 Orchard Close, Sidford, tel. 01395 578883
- Sid Valley Cars, 50 Peaslands Rd, Sidmouth, tel. 01395 577633

There are regular local bus services from stops a couple of minutes walk from the cottage. Buses run into the town centre as well as to Exeter, Honiton, Seaton and Lyme Regis.

The nearest train station is in Honiton and the nearest airport is Exeter.

Approximate distances to local facilities in Sidmouth:

Spar convenience store and take away food shop - 1 minute walk

Petrol station with convenience store 0.3 miles (0.5km).

Nearest pub (the Volunteer) 0.2 miles (0.4km).

Supermarkets with parking - Lidl 0.4 miles (0.7km), Sidford Waitrose 1.3 miles (2.1km), Honiton Tesco Superstore 7.6 miles (12.3km)

Supermarkets without parking - Sidmouth Tesco Express 0.6 miles (0.9km) & Co-operative 0.6 miles (1km) - there is limited parking in the street outside the Co-op.

Tesco and Waitrose both offer grocery delivery services to the door.

Approximate distances to Sidmouth town centre and sea front

Sea front 0.8 miles (1.4 km), the town centre is slightly less.

The centre is partly pedestrianised.

Further afield

Exeter is just over 15 miles (24 km).

Widcombe in the Moor on Dartmoor is just over 35 miles (54.5km).

Lyme Regis is 15.5 miles (25km).

Arriving at the cottage

Key arrangements

We are unable to welcome our guests in person so we arrange for the house keys to be left in a key safe on the back of the gatepost near the hedge.

Before you arrive, we'll send you a code and instructions for opening the key safe.



Parking and access

There is off-street parking immediately in front of the house with enough space for one car.

A second car can be parked on the street across the front of the parking area

Entrance to the house

The route to the front door is across the paved parking area which is level with the street.

The step up to the front door is 7.5cm (3").



Outside lighting

Street lighting is good and there is a wall mounted light to the right of the front door. The street lighting is switched off from 1230 am to 530 am in the winter, and 130 am to 630 am in the summer.

If you are arriving after dark, we recommend bringing a torch or smart phone with a torch light to help see the key safe.

Floor plans



Hall, stairs and landing

The clear opening width of the front door is 68cm (27").

The hall is 76cm (30") wide and has a solid wood floor.

The stairs are 69cm wide (27") and have narrow short pile carpeting with bare floor boards on either side.

The stair risers are around 19cm (7.5") and the depth of the steps averages 24cm (9.5").

There are 10 steps up to a half landing then a further three steps up to the small first floor landing.

There is a fixed hand rail on the right wall as far as the turn.

There's no hand rail for the last two steps up to the first-floor landing.

The landing is also carpeted.

Hall and landing lighting

There is a pendant light above the hall and another above the first-floor landing.



Living room

This has level access from the hall.

The door opening is 70cm (27.5").

There is a varnished wooden floor with a short pile rug.

Living room furnishing

- A pair of two-seater sofas, seat height 44cm (17.25")
- One low coffee table.
- Flat screen LCD 37" TV with Freeview and separate DVD player. Subtitles available where provided by the broadcaster.

Living room lighting

- Central ceiling mounted 3-way spot lights.
- Three table lamps.



Kitchen dining room

Access from the living room with a small step up of 5cm (2").

Flooring is quarry tiles.

The opening has no door and is 77cm (30").

Kitchen dining room furnishing

Solid wood dining table with limited space for a wheelchair, height of space under the table is 61cm (24").

Four upright wooden dining chairs with no arms.

Kitchen dining room lighting

- Two ceiling mounted 3-way spot lights.
- One table lamp.
- Three strip lights under the kitchen wall cabinets
- Light in hob extract





Kitchen equipment

Counter top height 90cm (35.5"), gas hob mounted on counter top with horizontal controls at counter level.

Electric oven below counter with top of door at 72cm (28"). Door hinged at bottom edge. Control panel above oven door.

Fridge with ice box - highest fridge shelf 40cm (16"), bottom drawer at 26cm (10"), ice box-shelf 63cm (25").

The sink has a mixer tap with hot and cold turn handles.

There is a cordless kettle.

Crockery and glasses are stored in wall cupboards at 140 to 170 cm high (55" to 67").

Laundry

The washing machine is in a small lean-to at the back of the house, next to the kitchen door. There is a small step down from the kitchen door of 7cm (2.7"). This is essentially a cupboard with a ceiling light.

Bedrooms

The bedrooms have level access from the first-floor landing, door openings are 70cm wide (27.5").

Both bedrooms have wooden floorboards and the twin room has two medium pile rugs.

Bedroom furnishing

One king size bed, top of mattress height 55cm (21.5"), with 69cm (27") space beside it.

Two single beds, top of mattress height 55cm (21.5"), with maximum of 63-74cm (24.8-29") space beside them.

Free standing wardrobes in double bedroom with fixed hanging rail at 1.8m high (6ft).

Twin bedroom has a hanging rail at 1.5m high (5ft).

Pillows and duvets are made from non-allergenic materials, no feathers or down.

Bedroom lighting

Both rooms have ceiling mounted 3-way spot lights. The double room has two bed side table lamps. The twin room has wall mounted lamps over each bed.



King size bed



Single beds



Bathroom

Access to the bathroom is off the first-floor landing and the bathroom door opening is 70cm wide (27.5").

The bathroom flooring is vinyl.

The shower is over the bath. The side of the bath is 57cm from the floor (22"). There are currently no grab rails for the bath or shower.

The toilet seat height is 41cm (16").

The wash basin is on a pedestal and the height is 83cm (32.5").

The wash basin and bath have lever mixer taps.

Bathroom lighting

Ceiling fan light and two wall mounted lights.



Bathroom with shower over bath.

The back garden

The cottage garden is accessed via the kitchen back door or a side gate.

There is a patio area behind the house level with the kitchen, there is a small step down from the kitchen door of 7cm (2.7").

There is a step up from the patio to the garden path with a 10cm (4") rise.

The patio has a slightly inclined paved surface which can be slippery when wet.

There are four patio chairs with 45cm (17.5") seat height and a table.

Further along the garden is a gravel area for drying laundry and a second patio with two benches seat height 44cm (16"), step up to patio 10cm (4").

Path width 40cm (16").

General notes

Guests have free access to the cottage wi-fi which is a fibre-optic service.

Mobile phone reception is generally good.

If you have a hearing impairment:

Please note that the smoke and carbon monoxide alarms are audible only.

If you have a visual impairment:

The colour scheme throughout the house is generally mid to low contrast with white door frames and woodwork, pale coloured flooring and wall finishes.