



Access Statement 10 Alexandra Court

Introduction

- Our self-catering property is a detached house with 3 floors.
- Sleeping accommodation is on the first floor with living area on the ground floor. There is a further living space in the loft.
- Walls are painted white throughout
- All doors throughout are white fire doors 76cm unless stated
- We have aimed to provide as much information as possible. If you have any further queries please contact Blue Chip Vacations on the number below.
- There is a welcome book at the property that gives information about appliances, recycling, how to access broadband and lots more.
- We hope you enjoy your stay.

Pre-Arrival

For bookings please contact Blue Chip Vacations

Tel: 01803 855282

Fax: 01803 881029

www.bluechipvacations.com

info@bluechipvacations.com

Arrival/Parking

- Alexandra Court is in a small cul-de-sac off the main road within easy distance of Porth Beach. A map of the location can be found on the Blue Chip Vacations website.
- There is parking in front of the house on a tarmac drive for 3 to 4 cars.

Entrance

- There are 2 small steps up to the front door
- There is an outside security light
- The front door is white UPVC and opens to 76cm
- The entrance hall is large with an open space under the stairs
- The flooring is white porcelain tiles.
- There are 2 pendant lights



- The kitchen and the lounge/dining room open off the hall and there are carpeted stairs leading to the first floor.
- There is another door to the garage which is private and kept locked

Living Area/Dining Room

- 7.47m x 3.3m
- Accessed from the entrance hall through a door 76cm
- The flooring is white porcelain tiles
- There are 2 black leather sofas and 2 black faux leather cubes
- There is a large glass dining table and 8 black faux leather chairs
- Lighting is provided by 2 pendant lights, 2 wall lights and 2 lamps
- There are 3 pictures and 1 large mirror
- There is a glass table with plasma TV on it, DVD player and wireless broadband. There is also a moveable IPOD dock
- French doors lead to a small paved garden area

Kitchen

- 3.45m x 3.18m
- Accessed from the hall through a door 76cm
- The flooring is white porcelain tiles
- There are 21 wooden units of various sizes and 4 open shelves
- There is plenty of work surface
- Sink and drainer
- Built in gas hob with extractor fan and a separate built in double electric oven
- Strip lighting
- Various appliances include – microwave, integrated fridge and separate freezer, dishwasher, kettle and toaster. There is a coffee maker in one of the cupboards
- Fire extinguisher and fire blanket on the wall

Utility Room

- Access from the kitchen through a door 76cm
- The flooring is white porcelain tiles
- Sink and drainer
- 1 Unit
- Boiler
- Washing machine
- Hoover, ironing board, iron, etc

Downstairs toilet

- Access from the utility room through a door 76cm
- The flooring is white porcelain tiles
- Toilet
- Sink

Conservatory

- 4.27m x 2.34m
- Access from the utility room through a glazed door 76cm
- The flooring is white porcelain tiles
- 1 blue and white striped fabric covered sofa and 2 chairs
- 3 different sized glass tables
- Wall light
- Window to kitchen
- Glass balls
- Glazed door to the garden area which has a paved area with a table and chairs for 8 people. There is a path leading to the side gate. The rest of the area is gravel and a bank with a flower bed

Stairs lead from the downstairs hall up to the first floor landing

- The stairs are 84cm wide and carpeted
- There are 11 steps to a small landing with a private locked cupboard and then a further 2 steps the first floor landing which is L-shaped

Master bedroom

- 3.5m x 2.9m
- Access from landing via a door 76cm
- The flooring is wooden with 2 shaggy rugs beside the bed
- Double bed – wooden bedstead with mattress – 54cm high
- Built in wardrobe with white doors
- White chest of drawers – 3 large drawers and 2 small
- White wooden bedside tables 71cm high
- Wicker chair 44.5cm high
- Pendant light and 2 bedside lamps

- 1 mirror and 1 picture
- Window with sea view

En suite bathroom

- Access from master bedroom through door 76cm
- The flooring is white porcelain tiles
- Double size single shower with door 61cm
- Toilet
- Sink
- Towel rail
- Window
- Extractor fan comes on with light
- Wall cabinet and mirror

Bedroom 2

- 4m x 3m
- Access from landing via a door 76cm
- The flooring is wooden with a brown rug
- 2 windows one with beach view
- 2 metal single beds 62cm high
- Wicker chair 42cm high
- 2 grey bedside tables 75cm high
- Wardrobe with mirrored sliding doors and 3 drawers
- Pendant light and 2 bedside lamps
- 1 picture

Bedroom 3

- 4.1m x 2.3m
- Access from landing via a door 76cm
- The flooring is wooden with a rug
- 1 window
- 2 single divan beds 62cm high
- 2 grey bedside tables 75cm high
- 1 wooden chair 46cm high
- White chest of drawers – 3 big drawers and 2 small
- Pendant light and 2 bedside lamps
- 1 picture

Bedroom 4

- 3.3m x 2.3 with more space under loft stairs
- Access from landing via a door 76cm
- The flooring is wooden with a rug
- Metal double bedstead with mattress 42cm high
- Small white chest of drawers with 4 drawers 82cm high
- White bedside table 69cm high
- White wooden wardrobe with 2 drawers
- Wooden chair 46cm high
- Pendant light and 2 bedside lamps
- Mirror

Main Bathroom

- Access from the landing via a door 76cm
- The flooring is white porcelain tiles
- Toilet
- Bidet
- Sink
- Bath
- Overhead Miras shower and glass shower screen
- Towel rails
- Light and extractor fan which turns on with light
- Window

From the first floor landing there are carpeted stairs that lead up to the loft room

- There are 13 steps 76cm wide
- The steps lead to a landing/small room with large velux window
- One black leather swivel chair
- One small cupboard
- White tiled shelf with 2 vases, driftwood bowl and metal camper van

Loft Room

- 4.2m x approx 7m
- Banks of large velux windows – 8 in total giving views over Porth and surrounding countryside and to the sea.
- Wooden flooring with a large rug



- 2 large black leather corner sofas
- Glass TV table with LCD television
- 2 white side tables
- 1 wooden table/stool
- 2 lamps and spot lights
- 2 pictures

Additional Information

- The nearest train station is Newquay
- The nearest airport is Newquay
- The nearest hospital is in Newquay
- There are supermarkets in Newquay (Co-op and Somerfield) and Quintrell Downs (Morrisons) and a small shop in Porth
- Mobile phone reception is good. There is no landline but there is broadband