

## Access Statement

This access statement helps you meet your obligation under The Equality and Disability Discrimination Act. It should be clear, accurate and an honest description of your facilities to allow potential guests to make an informed decision as to whether the property meets their particular needs. If you need to expand on any area please use the additional information box at the bottom of the form.

**Property Name** The Cottage @ Muston Cottage Farm

**Description** House/Bungalow/Apartment Bungalow

### Pre Arrival

	Location, Type	Distance
The nearest bus stop is:-	Scarborough Road	0.5 mile
The nearest Train station is:-	Filey	2 miles
The nearest food shop is:-	Scarborough Road	1 mile
The nearest Pub/restaurant is:-	The Ship PH	1.5 miles
The nearest petrol is:-	Jet garage and shop	1.5 miles
Mobility equipment hire is :-	Filey	2 miles

### Arrival & Car parking

Type of parking available	On site - street - car park - mix -other		on site
Number of spaces available	three	For what sized cars	All
The parking surface is	stoned	Good space to unload once parked	Yes
Distance to the property from the parking	inches	Is parking Level	yes
Distance to the nearest car parking area		Is it pay & display?	

The width of the path to the property is n/a

How many steps are there en route to the entrance none

### Main Entrance

How many entrances are there to the property	2, front and rear		
The doors widths are	Front 58" Rear 29"	Keyhole Height	36"
How many steps are there at the entrance			

### Public Areas-Apartments

There is a lift / no lift	n/a	There are	n/a	steps leading to the apartment
The public corridors are at least	n/a	wide		
The flooring is carpet / wooden / laminate / tiled / other	n/a			

### Living & Dining Rooms

The flooring is carpet / wooden / laminate / tiled / other	tiled with mats		
The door widths are	33"		
Is there good space between the furniture	Yes	Is it movable or fixed	M

### Kitchen

The flooring is carpet / wooden / laminate / tiled / other	Tiled with doormat		
The door widths are	33"		
The worktop height is	36"	Is the oven set high or low	free standing
The fridge height is	fridge freezer	The freezer height is	
Is crockery stored high or low	High		

Is any equipment stored externally or away from the main kitchen area, if so which and where

none

**Bedrooms & Landings**

How many floors does the property have  The number of steps between floors is

The flooring is carpet / wooden / laminate / tiled / other

The door widths are

Bed sizes are      Bunks    x   x

Is the bedroom furniture movable or fixed:-

Please give details of any grab rails etc that are fitted, or any other accessibility items provided, in the box at the end of the form.

**Bathrooms & Cloakrooms**

The door widths are

Is there an accessible or adapted WC  Is there an accessible or adapted bath/shower

Is there a ground floor WC  Is there a ground floor bath or shower

Does any bath or shower have a grab rail or handle fitted

Is there any shower where access is level rather than having to step up

The flooring is vinyl / wooden / laminate / tiled / other

**Outdoor Facilities.**

Delete as necessary, add further information in the box below

External areas are:-

Permanent seating is provided / not provided  There is / is not outside lighting

There is / is not colour contrast of critical surfaces (e.g. White on edge of steps)

There are / are not footpaths to follow for visually /mobility impaired

There are / are not barriers to entry into any part of the garden

There are/ are not any other hazards such as ponds, water features, steep areas

**General**

Is there a land line for guests use  Accepts incoming only/incoming & outgoing calls

Mobile reception details

Can you easily access an electrical socket in all rooms without having to move furniture ( not WC or baths)

Are electrical sockets generally set low or high

Do you provide speciality alarms for hearing or sight impaired guests

**Additional Relevant Information Not Mentioned Above**

Please add further details on any accessibility items or restrictions found at the property.

There is a small, fenced, grassed garden to the rear and a patio area, with furniture, to the front by the parking area. The cottage is half a mile from the road and adjacent to the owners home.