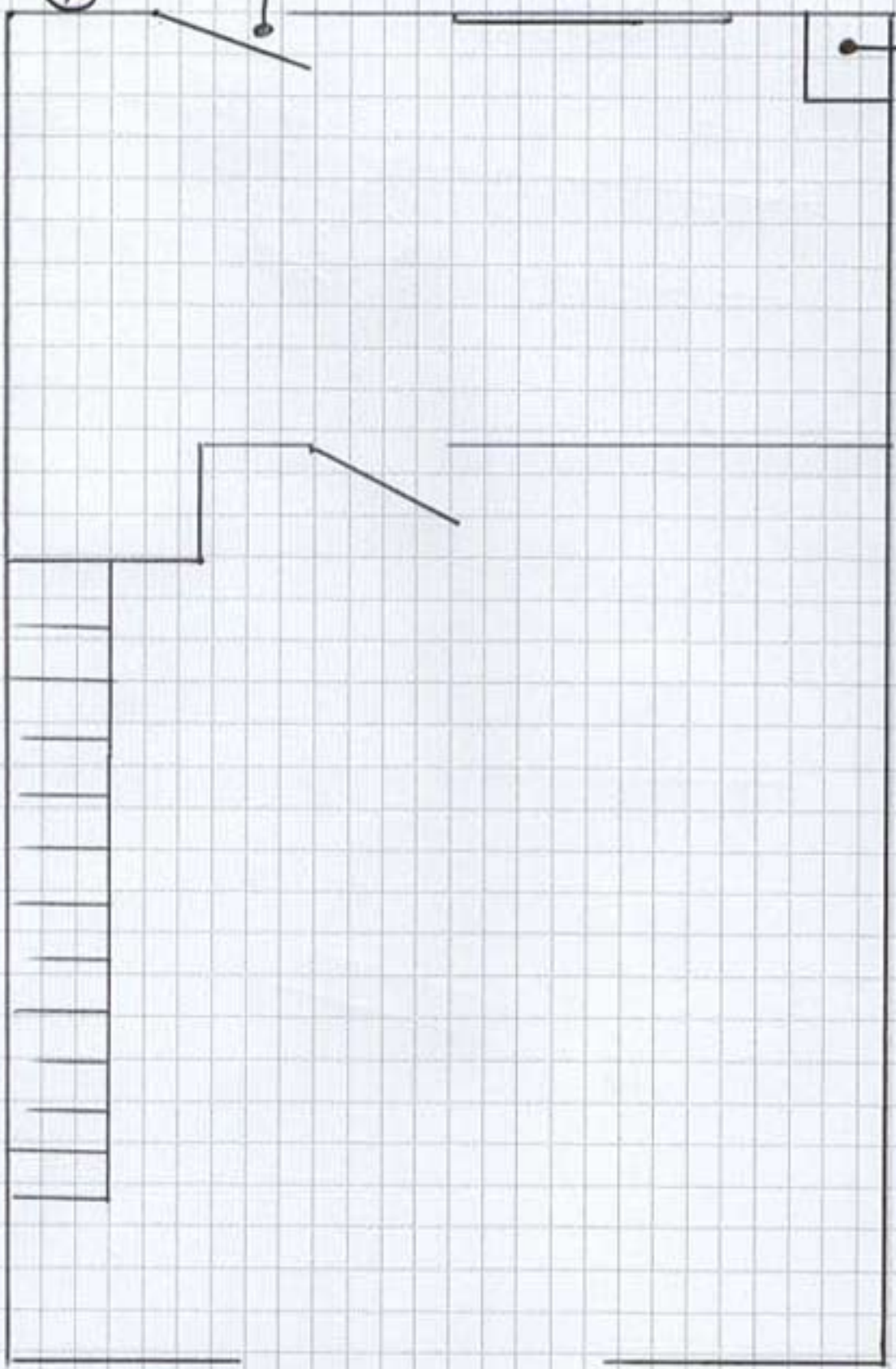


Access Statement for Duck Cottage

- Cars can be driven to the door of Duck Cottage from a tarmacadam courtyard parking area
- There are 3 steps up to the front door which opens directly into the kitchen/dining area. Ceiling light. Door opening is 86cm
- Door measuring 76cm leads from the kitchen to the lounge area. Floor is wooden. 1 x leather two-seater sofa and 1 x leather chair. Single pendant ceiling light fitting and table lamps.
- French doors lead directly out to a level patio area, door opening measures 174cm – small threshold.
- Staircase from lounge to first floor, 10 risers to half landing the further 3 risers to top. Banister on first flight, handrail on second, carpeted.
- Bedroom 1 – 4'6" double bed, 2 x bedside tables, 2 x bedside lamps, 1 x double wardrobe, 1 x chest of drawers, distance from bed to walls approximately 75cm. No space for furniture to be moved.
- Bedroom 2 – 4' bed against the wall, 1 x bedside table, 1 x bedside lamp, 1 x single wardrobe, 1 x chest of drawers, single pendant ceiling light, carpeted. No space for furniture to be moved.
- Bathroom – 120cm bath with shower over, glass shower screen which can be swung open. Height of bath 50cm, tiled floors and walls, halogen downlighters.

CAS EMERGENCY
CONTROL VALVE.

ENTRANCE



CAS
FIRED
BOILER

