

Access Statement for Zennor Cottage

Introduction

Zennor Cottage is an end terrace property in a stone built former linen warehouse on a quiet road in the middle of Marazion.

Pre-Arrival

- Bookings and enquiries may be made with Ed or Yvonne Oates - by email (epoates@aol.com), or phone (01736 711452 home and 07977 448113 mobile).
- Availability, Property details and Photos are available on the web site www.zennorcottage.co.uk
- The Access Statement may be obtained from the web site or on request from Ed or Yvonne.
- The nearest bus stop is 200m away (outside the Godolphin Arms Hotel on Fore Street). The routes 2 and 17 run to Penzance, Helston and Falmouth.
- The nearest railway station is in Penzance 4miles away.
- There are a number of Taxis firms, we regularly use Jolly Roger's Cars on 01736 763400
- Marazion offers: general store, clothes shop, bakery, chemist, restaurants and pubs. Morrison's and Tesco Supermarkets are in Penzance. Grocery deliveries may be arranged on line from Tesco or Asda.
- The footpath along Beacon Road is narrow and the road width is 7ft. From Fore Street, Beacon Road climbs approximately 50ft (a 16% slope).
- Keys are available at any time from the key safe

Arrival & Car Parking Facilities

- Zennor Cottage comes with a garage (in a courtyard just past Zennor Cottage) for one car. The courtyard surface is packed gravel. The garage is approximately 20m from Zennor Cottage front door along a level route. Additional spaces are available in the public car park by the beach. The weekly charge is about £25 per week for any additional cars.

- Although Beacon Road has double yellow lines there is space to park in the road directly outside Zennor Cottage to drop-off and unload luggage.
- There are three steps (20cm) down from the street to the entrance path and a gate with hand latch. The entrance path surface is concrete and concrete slabs approximately 5m long and 1.5m at its narrowest. The path is lit by three lights operated by passive-infrared detectors. The key safe is located on a wooden balcony support leg with good lighting from one of the lights on the right of the entrance path. The front door is on the left at the end of the entrance path with a step up of 20cm.
- Pets are welcome, but please bring their own basket, bowl, etc.

Main Entrance

- The front door height 193cm, 75cm width is hinged on the right opening inwards with one step up 20cm. The entrance hall has a fitted brush mat in dark blue with coat hooks on the right. One key each is provided for the Front door and Garage doors, additional keys are available on request.
- The Entrance Hall leads straight ahead to the stairs, and round a left corner to the bedrooms and bathroom. The ground floor and stairs are all carpeted in mid-blue 80% wool short pile carpets. All doors, skirting-boards, walls and ceilings are painted matt white.

Public Areas - Hall, Stairs, Landing, Corridors etc

- The entrance hall m wide leads on to the double bedroom at the end of the hall. The bath room is on the left, and the bunkbed room is on the right. All doors are wood panelled with chrome level handles and are 193cm high and 65cm wide. The bedroom doors are left hinged, the bath room door is right hinged.
- The bathroom has a bath (55cm step in) with raindrop shower above. A non-slip shower mat is provided and the towelling bath mat is left on the heated towel rail which is switched outside the bathroom next to the bathroom light switch. The WC has an integral adult and child seat. The basin has a shaver light and socket and a child's step-up is provided stored between the basin and the WC.

- The double bedroom has a 4' 6 bed. The bunk beds are 3' beds with adult mattresses. The bed linen is poly-cotton on all beds. All pillows and duvets are filled with man-made materials. Lighting in both bedrooms is by a central ceiling uplighter and bedside lamps on the chest-of-drawers.

Public Areas - Sitting room, lounges, lobbies etc

- The stairs have a hand rail on the right, have 13 steps of 20cm and wind to the left at the top.
- Upstairs is the living area - an open plan kitchen, living room and dining room. The floor is varnished floor boards in mid-brown with white skirting boards, walls and ceilings. Lighting is by down-lighting spot lights.
- Living Area - There are two wool mats in front of the two sofas. The sofa in front of the tv is a sofa bed. Please let us know if you would like a flat sheet for this bed - pillows and duvets may be taken from the bunkbeds. The tv is provided with the terrestrial digital tv signal, a surround sound DVD/CD player. There is an electric 'coal-effect' stove in addition to two electric storage heaters.
- The dining area has a wood table and six wood chairs. A door from the dining area gives on to a small balcony - the key is on the notice-board by the door. A stair-gate and high-chair can be provided - let us know if they'd help with your stay. Please bring the child's own changing mat and feeding/drinking equipment.
- The kitchen area has a small fitted kitchen - sink, washer/dryer, airing rack, microwave, toaster, kettle, fridge with small ice-box, four ring electric hob, electric oven and radio/ipod player. The kitchen is cream in colour with a light wood effect work surface. Cutlery, glasses, crockery, pans and utensils are provided in the drawers, floor cupboards and wall cupboards. In addition to the spot lights the kitchen has under cupboard and over cupboard strip lighting for direct and indirect lighting on the work surface.

Additional Information

- The Fire Safety Assessment is available from the web site and the information pack on the window ledge in the living room area.
- Pets and service dogs are welcome, but please bring their own

bed, blanket and bowls.

- The property is No Smoking. If you must smoke, please use the entrance path, pavement or balcony outside.
- Zennor Cottage is in a very quiet part of Marazion. Please enjoy this peace and quiet respecting others' enjoyment of it too.

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07977 448113 (work/day)

Email: epoates@aol.com

Website: www.zennorcottage.co.uk

Grid reference: OS LandRanger SW517306,
PostCode TR17 OHF, Latitude 50.1244, Longitude -5.47376

Future Plans

- Zennor Cottage has a rolling programme of improvements and renewal.
- Requests and feedback are always welcome. Please let us know how we may make Zennor Cottage better for your holiday.

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01736 711452 or email epoates@aol.com