



The Quarterdeck  
Access Statement



### **Introduction**

Our self-catering holiday home is a detached house built in 1975, extended in 1998 and modernised/refurbished in 2008/9.

The Quarterdeck is situated on a sloping site with a 10 - 15 degree slope angle. In order to capture the great views, the house is laid out with the living spaces and bedrooms on the first floor and further bedrooms on the ground floor. However due to the sloping site, what is the first floor at the front becomes the ground floor at the rear of the house.

The benefit of this is great views from the living rooms and you can access all the facilities from the first floor including a large balcony at the front and a garden patio at the back.

You can drive a car to the front of the house but then there are 8 steps to the front door and a further 12 steps to the first floor. Once on the first floor you can then get to everything with no further steps required.

There is alternative access at ground level from the back. But to get to this you must come up a 15 degree sloping paved path.

The layout of the house is quite unusual, so please refer to the floor plans at the end of this statement if the description is unclear to you.

## **Pre-arrival**

We have a website at [www.purbeckholidays.co.uk](http://www.purbeckholidays.co.uk) with photos of every room, online availability, prices and room descriptions. Bookings and enquiries can be made via email from the site, and by phone on 01929 505090.

- Swanage bus station is 1000m from the house. This is also the rail station for steam trains to Corfe Castle. There are also accessible taxis( 01929 421122) at the bus/rail station.
- Trains to London and the North of England stop at Wareham which is 15 miles away and is connected by bus or taxi. There are very few taxis at Wareham so call 01929 421122 to pre-book.
- [www.tesco.com](http://www.tesco.com) provides a reliable grocery delivery service to the house, with deliveries in pre assigned 2 hour time slots. If you need some help with this then please call us on 01929 505090.

## **Arrival & Car Parking Facilities**

You can drive right up to the steps that lead to the front door and park up to 4 cars on the block paving driveway.

- There are 8 steps (each is 155cm wide and 15cm high) from the driveway up to the front door. There is a hand rail to help.
- There is a front door light with PIR sensor but there is no lighting on the driveway.
- The driveway starts at a slope angle of 10 degrees and then flattens off closer to the house. Note that the house is built on a slope and there are few truly level surfaces on the front driveway.

## **Main Entrance & Reception**

80cm wide front door opens into entrance hall (300cm\* 140cm) then you must go up or down some more steps:

- 12 stairs up (each one 84\*16\*26cm) with handrail to first floor where all the living space is situated.
- 5 stairs down (each one 84\*16\*26cm) with no handrail to ground floor where there are two bedrooms and a bathroom.

All external doors and patio doors have a weather board around 7cm high

## **Public Areas - General (Internal)**

Upstairs landing 450cm \*105cm provides direct access to living room, dining room, kitchen, bathroom, main bedroom (access doors all 80cm wide unless otherwise indicated).

- Living room opens out through patio sliding doors (opening is 100cm wide) onto balcony (170cm\*750cm) with sea and town views. The living room is open plan with the kitchen/dining area
- The kitchen has an 67cm (narrowest point) door access to a utility room with 84cm width door access to rear garden and level patio area
- The utility room leads to bedroom 4 (70cm door width) which can be converted to Games room with TV, Playstation, DVD, video, pool table and double sliding patio doors (opening 100cm wide) also leading to rear garden patio

No steps or obstacles in moving between rooms on the same floor level, but 7cm weatherboard whenever you step outside.

## **Living Room**

The living room is accessed from upstairs landing through 80cm door width, and has open plan access onto the dining area (see kitchen/dining area notes below)

- Flooring is laminate wood effect with large rug
- Freeview TV, DVD, Video with remote controls
- 2 triple seat leather sofas and 1 double seat sofa (seat height 40cm)
- Patio door access to balcony (100cm opening)
- Triple aspect windows with views to town, hills and Swanage bay

## **Self-Catering Kitchen and Dining Room**

The kitchen is open plan with the dining room and is accessed from upstairs landing through an 80cm wide door. There are double aspect windows and lots of natural light.. The area is well lit with 12\*50W halogen and 2 wall lights

### Kitchen area

- Worktop height 93cm
- Oven door is drop down - lowest oven shelf is 65cm above floor
- Flooring is high grade laminate wood effect surface
- Large (90cm wide) American style double-door fridge and freezer
- Ceramic cooking hob (93cm high) uses touch sensitive controls
- Waste bin is freestanding in the kitchen.
- Sink is 1.5 bowl type with draining area and single lever controlled mixer tap.
- Waste disposal unit in the sink with switch at 30cm above floor level.

### Dining area

- Dining table is extendable 220/260cm long\*100cm wide \*75cm high. There is 65cm clearance under table top
- 10 high back leather dining chairs (all moveable)
- 75cm clearance to move around dining table
- Dining area opens out to living room

## **Utility Room (laundry)**

- The utility room has a washing machine and tumble dryer (dryer is on a shelf directly above the washing machine, with controls at 176cm height) a clothes drying rack, and a large cupboard containing ironing board and iron and cleaning equipment
- Utility room is well lit with 4 \* 50W halogen bulbs

## **Bedrooms**

On the 1st floor on the same level as living space there is

- a large master bedroom with double bed (200\*160cm)
- The 4th bedroom with double bed (140\*200cm), which when not needed as a bedroom is converted into the games room.

On the ground floor there is

- a quad bedroom with 2 single beds (90\*200cm) and 2 bunk beds
- a double bedroom with double bed (200\*160cm).

## **Bathrooms & WC**

There are two bathrooms and a shower room. All bathrooms and WCs are shared

**Upstairs bathroom** is 220\*180cm and the floor space after fittings is 150\*140cm

- Door width 80cm
- Toilet seat 46cm off floor
- Washbasin 84cm high
- Bath with electric shower over and shower screen
- Bath rim height 60cm
- 100% tiled surfaces
- Heated towel rail

**Ground floor bathroom** is 190\*160cm and the floor space after fittings 120\*120cm

- Door width 80cm
- Toilet seat 46cm off floor
- Washbasin 84cm high
- Bath with electric shower over and shower screen
- Bath rim height 60cm
- 100% tiled surfaces
- Heated towel rail

**Shower room with WC in upstairs utility room** with 67cm access door and restricted space.

- The access door is only 67cm wide at the narrowest point, and opens outwards into the utility room.
- The shower room is 280cm long and 70cm wide at the narrowest point.
- The room contains a large walk-in shower (95cm by 80cm) with a 7cm rim height step to get in. There is also a washbasin and toilet.
- Although the shower is large, space overall is quite tight. The toilet located in the upstairs bathroom is easier to access.

### **Leisure Facilities**

- Games room (converted 4<sup>th</sup> bedroom) with pool table, playstation, TV, DVD, video and childrens toys.
- Beach is 300m away – a short walk with a small hill or there is disabled permit parking on the seafront.

### **Outdoor Facilities**

- Balcony with great views, two seater bench and glass/metal table with 4 outdoor dining chairs
- Rear patio with white UPVC outdoor table and 8 UPVC chairs
- Barbeque provided

### **Grounds and Gardens**

- Rear garden has large level patio area accessed from utility room or games room. Extensive gardens on sloping site. Lots of natural features, trees, bushes, paving slabs, steps etc.
- Rear garden has gates which can be closed to prevent toddlers escaping to the front. But please note it is a natural garden with natural hazards for toddlers.

### **Additional Information**

- Information folder in the house is printed in 10 font Arial text.
- Light switches are all at 140cm off the floor
- Good mobile phone reception
- There is a landline phone where you can make local calls and receive calls.
- Telephone number at the house is 01929 423 504

## **Contact Information**

### **Property Address**

26 Walrond Rd

Swanage

Dorset

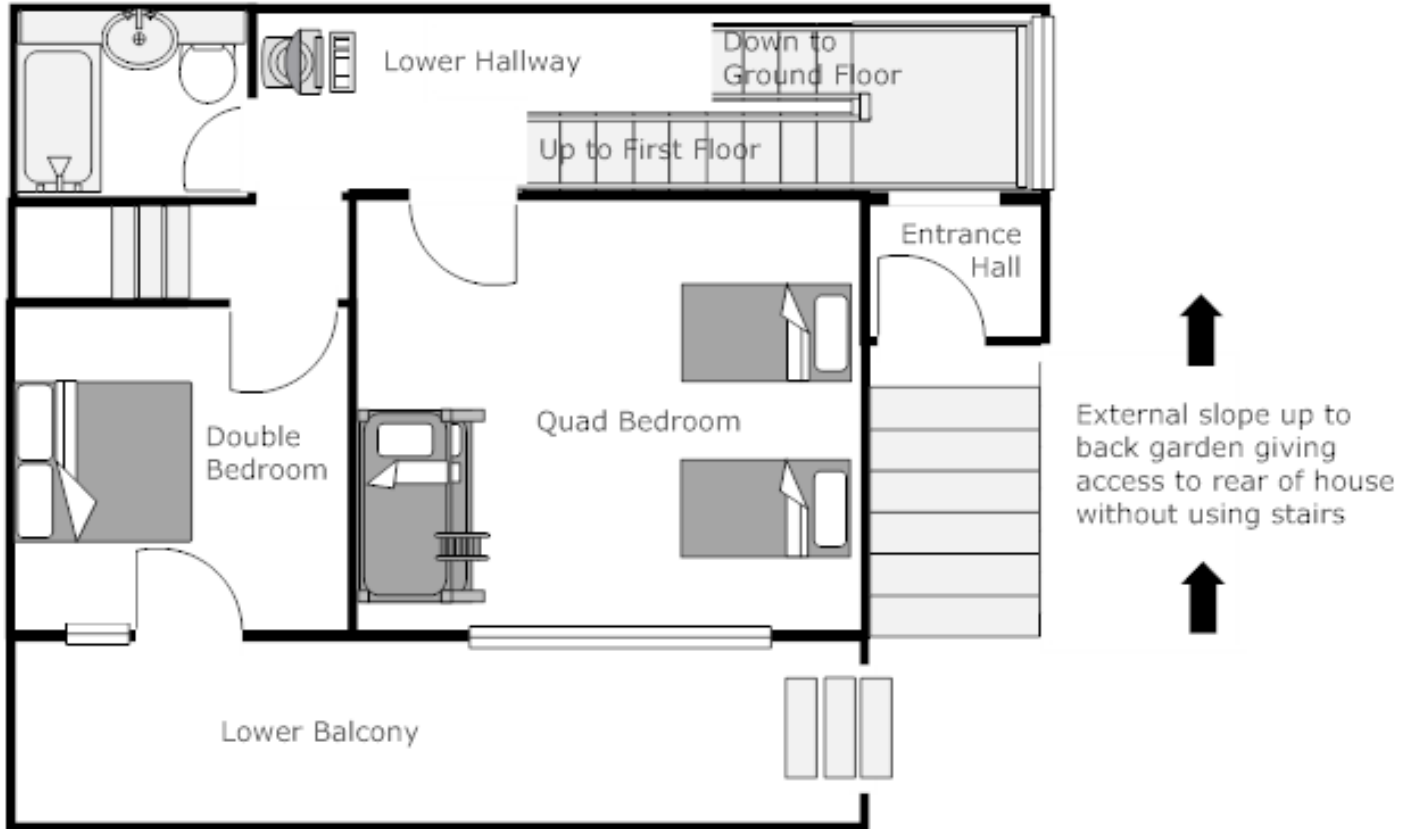
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- Contact telephone: 01929 505090.
- Email: [enquiries@purbeckholidays.co.uk](mailto:enquiries@purbeckholidays.co.uk)
- Website: [www.purbeckholidays.co.uk](http://www.purbeckholidays.co.uk)
- Hours of operation: 0800 to 2000
- Emergency number: 01929 505090
  
- Local accessible taxi numbers: 01929 421122
  
- Wilts and Dorset buses
  - Website [www.wdbus.co.uk](http://www.wdbus.co.uk)
  - Telephone 01202 673555
  - Timetables [www.wdbus.co.uk/htm/ttSouthern/index-s.asp](http://www.wdbus.co.uk/htm/ttSouthern/index-s.asp)

We welcome your feedback to help us continuously improve. If you have any comments please phone 01929 505090.or email [enquiries@purbeckholidays.co.uk](mailto:enquiries@purbeckholidays.co.uk)

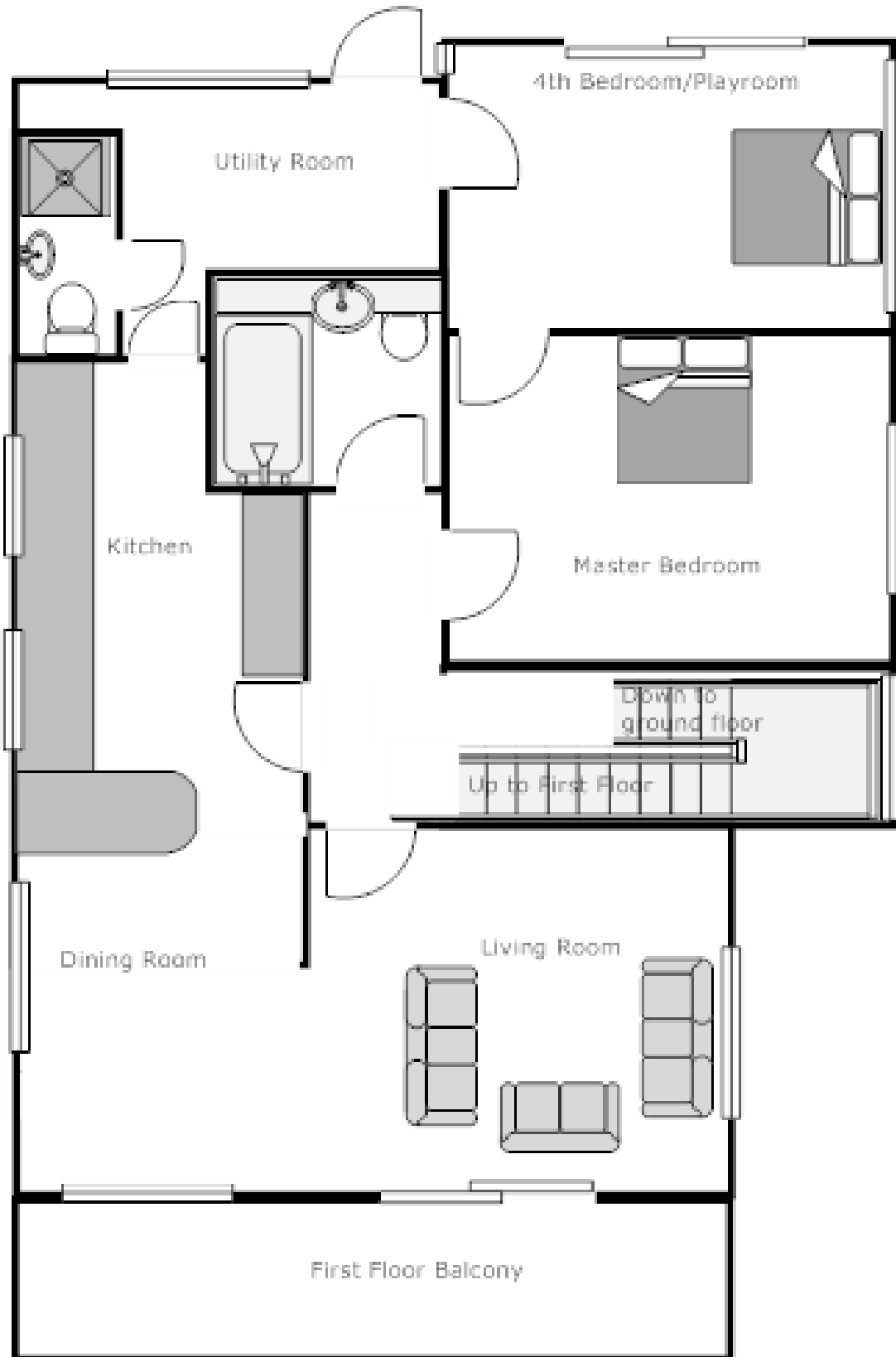
**APPENDIX – FLOOR PLANS OF THE QUARTERDECK**

THE QUARTERDECK GROUND FLOOR - NOT TO SCALE



# THE QUARTERDECK FIRST FLOOR - NOT TO SCALE

Patio and Back Garden



External slope down giving access to front garden without using stairs