

Access Statement for three quoins b&b

Introduction

modern bungalow providing 2 ensuite guest bedrooms for bed & breakfast, level parking for 2 cars, brick path leading to 2 wide steps both 6 inches in height. Level access to all guest rooms

Pre-Arrival

- phone 0156686386 or email cmheath@btinternet.com
- 4 miles to Launceston
- equipment hire services in Launceston
- accessible taxis available in Launceston
- phone 0156686386 or email cmheath@btinternet.com

Arrival & Car Parking Facilities

- 2 level off-road parking spaces provided.
- Assistance is offered from parking to entrance
- rear access to vehicle when parked
- tarmac parking surface & brick path to entrance
- level parking/brick path, 2 steps both 6 inches high
- ample lighting around parking & entrance
- no speed humps or barriers in car park

Main Entrance, Reception & Ticketing Area

- double door entrance hallway, no handrails. Hallway 34 inches wide. 48 feet long
- well light with pendant & wall lighting
- all guests rooms on ground floor with level access
- seating available in reception area
- door frames skirting are woodstained, walls are painted
- assistance provided as required
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Public Areas - Hall, Stairs, Landing, Corridors etc

- guests rooms all on one level
- all rooms carpeted except ensembles-cushion floor
- corridor well light

Public Areas - Sitting room, lounges, lobbies etc

- carpet
- solid wood doors entrance doors have some glass
- corridors well lite, 34 inches wide at narrowest
- no grab rails
- all on same floor

Bedrooms & Sleeping Areas

- smoke alarms located outside of bedroom doors-sound only
- door width-30 inches
- TV with remote, teletext
- lighting-pendant & wall lights & bedside lamps
- 1 double, 1 twin width to one side-37-50 inches
- kettles-cordless with water level indicators
- use of fridge

Bathroom, Shower-room & WC [Ensuite or Shared]

- ensuite, step up into shower tray
- non-slip, washable vinyl
- size of ensuites-double-4 feet 11 x 10 feet 2 twin -5 feet 9 x 10 feet 2
- no support rails
- shower sizes -both- 3feet x 2feet 4.shower mat provided, thermostatic mixer,1 shower head
- wc height-16 inches
- pull light cord

Grounds and Gardens

- paved patio
- fish pond, stream against boundary hedge
- decking area can be slippery when wet
- garden landscaped-lawn, borders; shrubs uneven surfaces & steps
- seats are located around the gardens
- paths are crazy pathing; some slightly undulating no hand rails

Additional Information

- smoke alarms-map of fire assembly point
- non smoking throughout
- sorry no pets allowed
- use of fridge for guests use
- proprietor usually available unless advised otherwise

- no interconnecting rooms
- useful information provided in room folders

Address: three quoins
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Launceston
Cornwall
PL15 8SJ

Telephone: 0156686386

Email: cmheath@btinternet.com

Future Plans

- having a web site designed
- thinking of putting fridges in rooms

Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 0156686386 or email cmheath@btinternet.com

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