



PINEWOOD STEADING

ACCESS STATEMENT

GROUND FLOOR

Pinewood Steading only has a ground floor.

Access can be gained via the main door. There is a gradual sloping path from the parking area up towards the door. There is a very small door lip leading over the threshold (ie not a step).

This door leads straight into the hallway. Straight ahead there is a utility room, with no step. To the right of the utility room is the main bathroom, with no step.

Turning left, this leads firstly to the secondary bedroom, with no step, and then the main bedroom, again with no step.

Turning right from the main door, the hallway leads into the open plan sitting room with a small slope (no step), and then into the kitchen which has a step. The step is 15 cm high and 102 cm wide.

KITCHEN

In the kitchen area, the cooker has a gas hob which is 94 cm from the floor. The oven is below it and the controls are 80 cm from the floor. The countertops are laminate and are 93 cm from the floor.

There is a dishwasher in the kitchen and the controls are 75 cm off the floor.

Pans are kept in a low drawer. The plates, side plates, glasses and cups are kept in a high cupboard but can be changed on request. All other kitchen equipment is kept in low cupboards.

The kitchen taps are turn/twist ones.

The kitchen has a door which leads outside, with a small step of 3 cm high. It leads out onto a small concrete area 120 cm x 110 cm, and then down wooden/concrete steps both 15 cm high. And then onto the grass with a further step of 13 cm. We do prefer this door not to be used.

SITTING ROOM

This room has a large (3 seater) sofa and a single armchair, both of which have their seats 47 cm from the floor. There is a small book case in this room and a TV on a corner stand – with remote controls.

There is a door that leads out onto some decking – it has a small step which is 6 cm high. The deck is anti-slip. The decking has 2 wooden steps which lead onto grass. The first step off the decking is 11 cm high, and the second is 5 cm high from the grass.

UTILITY ROOM

The washer/drier is in the utility room. The door is 45 cm from the floor and the controls are 80 cm from the floor.

MAIN BATHROOM

This contains a WC, hand basin, bidet, bath, and large shower.

The toilet seat is 40 cm from the tiled floor.

The shower has SLIDING doors which open to a width of 53 cm, with a step up into it of 21 cm. It has one control which controls both the temperature and the on/off. The controls are 130 cm from the floor. The shower has two hand rails inside.

The hand basin is 80 cm from the floor and has turn/twist handles.

The bath is 67 cm high. It is 64 cm wide and its widest point, and 45 cm deep.

SECONDARY BEDROOM

This bedroom can be made as a twin or super king: either way the beds are 65 cm from the floor. There is a double wardrobe with fitted drawers and rail, which is 155 cm from the floor. It also has an internal light which comes on when the doors are opened. The electricity socket is 40 cm from the floor. The light switch is 130 cm from the floor. There are 2 bedside tables in this room, each 60 cm high with one lamp with a traditional push switch.

MAIN BEDROOM

The main bedroom has a king size oak bed which is 60 cm high. It has a double wardrobe with rail which is 160 cm from the floor. It also has an internal light which comes on when the doors are opened.

This is a spacious room.

There are 2 bedside tables which are 58 cm high – each have a bedside table lamp, the switch is on the cable. It has a large chest of drawers, the top of which is 108 cm from the floor. It also has 2 reading armchairs, the seats of which are 45 cm high.

This room has an ensuite WC and hand basin. The toilet seat is 42 cm from the tiled floor, and the hand basin is 80 cm from the floor with turn/twist handles.