

# Access Statement for THE BEECHES BED & BREAKFAST

## Introduction

We aim to cater for the needs of all our guests who like to enjoy a quiet and relaxed atmosphere in our home based, three bedroom bed & breakfast. The following statement is a summary of our provision.

If you have any queries please feel free to contact us and we will try to help.

We operate a strictly **NO SMOKING** policy throughout the premises

## Pre-Arrival

- There is a bus stop 280metres (approx) away which is approached on a mainly quiet, no through road with slight gradient.
- The main train station is 15minutes walk down a hill or five minutes by car.
- All our guests' rooms are on the first floor. Details and photographs can be found on our website.
- You can contact us via phone or email (details below).

## Arrival & Car Parking Facilities

- There is ample, free and safe parking on our driveway and outside the gates on the no through road.
- Assistance with luggage is offered to guests.
- The main entrance to the house is accessed via a downward sloping "tarmac" driveway.
- There is one step (200mm high) to the threshold which leads to the entrance hallway.

## Main Entrance & Reception

- There is a large hallway with laminate flooring and neutral decor
- The central staircase and galleried landing is carpeted.
- There are eight steps to a half landing; you then turn 90 degrees (either left or right) where there is another five steps. Each step is 200mm high and 800mm wide.
- The dining room is off the hallway.
- Guests are escorted to their rooms and facilities explained.

## Dining Room

- The guest dining room has a fitted carpet and has access via a sliding patio door to the outside terrace, where there are tables & chairs.
- Furniture is flexible and can be moved on request.
- Rectangular tables are 1200mm long x 750mm wide x 730mm high with legs on each corner.
- Dietary needs can be catered for by prior arrangement.

## Public Areas (Internal)

- All Bedrooms are carpeted and Bathroom/Ensuite are vinyl flooring.

## Bedrooms

- All guest bedrooms are on the first floor, accessible via a secure lockable door.
- Smart Televisions have remote control with freeview and subtitles.
- Carpets are short pile
- Beds have good access from both sides.
- Deluxe Room has 5ft Bed Frame, Double Room has 4ft 6" Bed Frame and Twin Room has 3ft Bed Divans.
- Central Heating Radiator to all rooms

### Bathroom

- Door Width 720mm opening inwards.
- Sink with cabinet under is 860mm high
- Bath is 540mm high and has mains shower above with glass shower screen.
- Toilet seat is 420mm high with 500mm clearance left and right.
- Central Heating Towel Rail

### Ensuites

- **Deluxe** Ensuite door width is 740mm opening outwards
- Sink has clear under-space and is 800mm high
- Corner Bath is 560mm high
- Corner Shower Cubicle is 900mm door opening of width of 650mm
- Toilet seat is 450mm high with 400mm clearance left & right.
- Central Heating Towel Rail
  
- **Double** Ensuite door width is 660mm opening outwards
- Sink has clear under-space and is 830mm high.
- Bath is 540mm high and has mains shower above with glass shower screen.
- Toilet seat is 400mm high with 300mm clearance left and right.
- Central Heating Towel Rail

### Grounds & Garden

- We have Terraced area to the Rear accessed via the Dining Room.
- Our large rear lawn may be accessible by prior arrangement and involves going down 3 wide steps to a lower patio area.

### Additional Information

- Mobile Phone reception is generally good here.
- Tea/Coffee making Facilities in all rooms.
- Rooms are cleaned from 10am.
- Arrivals: After 1pm unless by prior arrangement
- Departures: By 10am unless by prior arrangement

### Contact Information

- Address: The Beeches,  
15a Old Teignmouth Road,  
Dawlish,  
Devon,  
EX7 0NJ
- Telephone: 01626 866345
- Email: [stay@thebeechesbandb.co.uk](mailto:stay@thebeechesbandb.co.uk)
- Website: [www.thebeechesbandb.co.uk](http://www.thebeechesbandb.co.uk)

We welcome your feedback to help us continually provide a first class service.

If you have any comments please contact us using any of the above details.

Thank you

Amended on: 15/11/2016

