

# 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 four bedroom homely and comfy 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.
- There are three guests' rooms on the first floor, Deluxe Double & Twin/Double.
- Cabin view suite is located on the lower ground 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 stairs to a half landing; you then turn 90 degrees (either left or right) where there is another five stairs. Each stair is 200mm high and 800mm wide.
- The dining room is off the hallway.
- Guests are escorted to their rooms and facilities explained.

Cabin View Suite can be accessed two ways :-

1. Leading down from the kitchen via carpeted stairs. There are eight stairs down, then a 90 degree turn with a further four stairs. Each Stair is 200mm high x 580mm wide.
2. Via external steps, three up, from the driveway then fourteen down to the Side Door Entrance. Each step is 200mm high x 1000mm wide. The Side entrance door 760mm wide and the threshold is 240mm high from the path

## 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 quality 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/Double Room has 2 x 3ft Bed Divans/6ft Super King Divan.
- Central Heating Radiator to all rooms

## 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

## Private Bathroom (Adjacent)

- **Twin/Double** 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

## Cabin View Suite

- Is located on the lower ground floor, accessible via a secure lockable door.
- 5ft Divan Bed with good access from both sides
- Freeview Digital Tv with remote control and subtitles
- Short pile carpet in Bedroom, Lounge & Hall
- Central heating radiator
- Lounge area has Three piece suite Coffee Table and Freeview Digital Tv
- The garden can be accessed via the side entrance door with three steps, one down onto the path and two up (200mm high) onto the patio area leading up to the main garden

## Cabin view suite shower room

- **Door Width 720mm opening inwards.**
- Sink with cabinet under is 860mm high. There is one step 120mm high with lights onto the shower area.
- Shower cubicle 1200mm x 800mm and has Electric shower with one step 160mm high and a lip over into the shower
- Toilet seat is 440mm high with 500mm clearance left and right.
- Central Heating Towel Rail and radiator
- Vinyl flooring

### 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: 1 pm - 8 pm unless by prior arrangement
- Departures: By 10am

### 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: 1/3/2018