

The Briar Rose Bungalow- Access Statement



INTRODUCTION

Our self catering cottage is set in a quiet residential area off the Sunderland road heading westwards out of Shiney Row. The property is a semi detached bungalow which was extensively refurbished in 2016.

PRE-ARRIVAL

Our websites www.northeastshorttermlets.co.uk & www.The-Briar-Rose.co.uk contain lots of images and information relating to the property. There is an online availability calendar and booking system. Enquiries can be made by email or phone.

PUBLIC TRANSPORT

Nearby bus stops provide services to Sunderland, Washington, Houghton-le-Spring, Chester-le-Street, Beamish and Consett. Busses to Gateshead and Newcastle leave every 10 minutes from Shiney Row village, a short walk from the bungalow.

ARRIVAL & CAR PARKING

The bungalow driveway provides off street parking for 2 cars. Cycles can be parked out of site on the rear patio. The driveway was widened to make parking and access much easier. A paved pathway goes around the property, with 1 step of 15cm separating the front & side from the rear patio

STEPS & DOOR WIDTHS

- There is 1 step from the paved path into the front Porch circa 25cm.
- The porch and interior of the property are on the same level however there is a door sill of circa 10 cm to step over.
- **There are no steps or stairs within the bungalow**
- There is a step from the rear of the bungalow onto the rear patio of circa 30cm
- There are steps leading from the patio onto the rear lawn.
- All door frame widths are circa 75 cm
- The interior of the property is not suitable for a wheelchair bound person.
- Grab handles have not been installed outside or inside the property

OUTSIDE LIGHTING

There are LED lights outside the front porch, to the side of the house and over the rear entrance and patio area. All lights are switch controlled from the inside.

ELECTRIC SOCKETS

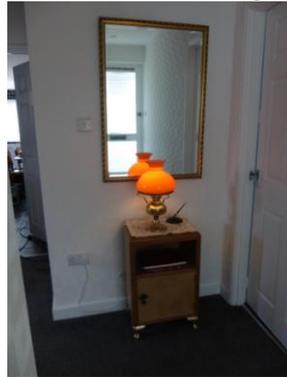
The bungalow was completely rewired in 2016 and we took the opportunity to make sure there were plenty of electric sockets around the property. All electric sockets and network sockets are traditionally located circa 25 cm above floor level, except for in the kitchen where a number of sockets are above the work surface.

MAIN ENTRANCE

The front entrance is via a double glazed porch. There is a step up into the porch of circa 25cm.

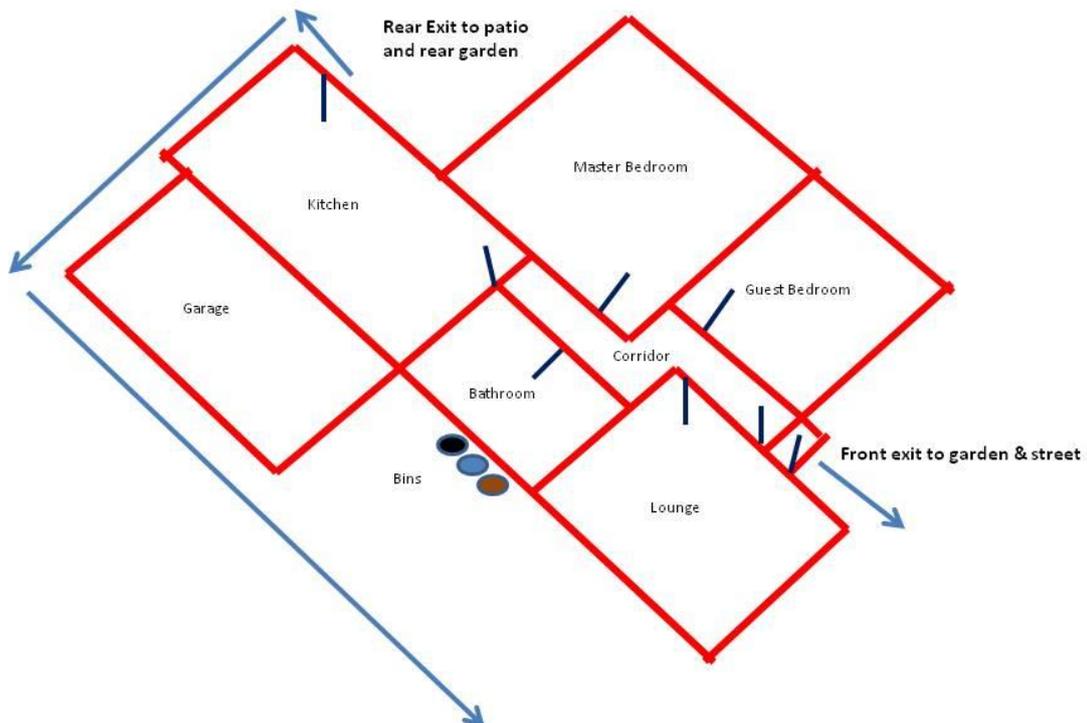
HALLWAY

The entrance hallway leads to all rooms within the bungalow



BUNGALOW LAYOUT

The Briar Rose Floor plan, Showing Front and Rear Exits



LOUNGE



- Tastefully and comfortably furnished including 3 sofas (seats 10), TV, DVD, coffee table, set of nested tables, standalone lamp, wall lights and ceiling lights on dimmer switches. There is a network socket for broadband connection available.
- The electric fire is hardwired into the mains supply. There are switches on the fire itself and a fused switch controlling power supply is positioned in the wall circa 40cm from the floor.
- The lounge is carpeted with short pile carpet and a thick luxuriant rug covers most of the floor area.

KITCHEN / DINER



- Very large new and fully equipped modern kitchen fully fitted with all modern appliances. Work top height is 93cm
- Wall units to ceiling. Set of steps provided for access to higher shelves.
- Stand alone electric cooker with hobs at work top height. Pullout extraction hood circa 160 cm
- Sink is set into the worktop.
- Large fridge freezer with highest shelf height in fridge at circa 178 cm.
- Microwave is fixed at eye level and is 150cm high
- Standalone appliances under worktop - Dishwasher, Washing Machine and Clothes Dryer.
- An Iron and ironing board can be found in the cupboard.
- Wall mounted smart TV (networked)
- Armchair
- Two large windows provide natural lighting for the kitchen throughout the day. LED ceiling spots and worktop lights give plenty of light at other times.
- Large oak dining table with 4 dining chairs
- Flooring is tiled.
- Good contrast between floor cupboards and other surfaces.
- Backdoor in the kitchen leads to patio with a step down of circa 30cm.

BATHROOM



- White suite with good colour contrast between floors and walls
- Shower cubicle with step up of circa 25 cm
- Bath circa 60 cm high, Pedestal washbasin circa 90 cm high, Toilet seat height is circa 43cm.
- Floor is tiled

MASTER BEDROOM



- King Size bed provided with height from floor to top of mattress being circa 70cm
Two double standalone wardrobes, matching dressing table, set of large drawers and two bedside tables.
Largest drawer height is circa 120cm
- Good lighting
Bedroom carpeted with short pile carpet
- Network connection available

GUEST BEDROOM



- Double bed provided with height from floor to top of mattress being circa 60cm
One standalone wardrobe, matching dressing table, and a set of drawers.
- Largest drawer height is circa 70cm

- Good lighting
Bedroom carpeted with short pile carpet

PATIO AND REAR GARDEN

- Secluded, private, enclosed rear south facing garden.
- Wooden garden bench (cushions available in cupboard in kitchen).
- Two sun lounges and a patio table provide the patio furniture.
- External electric supply available on the patio



ADDITIONAL INFORMATION

- Information folder included
- Good mobile phone reception (Vodafone)
- Cottage is no smoking
- Pets not permitted
- Unlimited high speed WiFi (Network connections also available)

If you have any queries please contact us on 07867785779 or email geostart@btinternet.com
We look forward to welcoming you.