

This access statement does not contain personal opinions as to the suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Rowington, Dream Cottages

Introduction

Rowington is a substantial detached residence located in a very good position close to Weymouth's historic harbour and popular beaches. It is only a short distance to Newtons Cove and Castle Cove overlooking Portland Harbour. The property offers a very good base to explore the local area as well as the Jurassic Coast and the beautiful Dorset countryside.

Rowington can accommodate up to 8 guests in 4 bedrooms on the 1st and 2nd floors. Trained assistance dogs are welcome.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01305 789000 or email admin@dream-cottages.co.uk.

Pre-Arrival

- All necessary arrival information will have been sent to you by Dream Cottages, including directions to the property.
- The nearest railway station is Weymouth station, only a 1 and 1/2 miles away.
- There is a taxi rank at the station.
- The area is served by First Buses, and a time table can be obtained from the First Buses website. The number 1 bus goes between Weymouth and Portland, passing Bincleave Road.

Key Collection, Welcome and Car Parking

- The keys for Rowington can be picked up from the property itself, and the location and code for the key safe will be provided by Dream Cottages.
- There is road side parking in front of Rowington, subject to availability.

Entrance to Property

- There is level access from the pavement to the front gate.
- From the front gate there are 2 steps down to a level pathway and up 1 step to the porch.

- The porch is 880mm wide.
- There is 1 step up to the front door. The door opening is 850mm wide.
- Flooring inside the front door is wood.
- The front door is well illuminated at night.

Halls, Stairs, Landings, Passageways

- The front door gives access to the spacious hallway.
- From the hallway there is access to the lounges, dining room and kitchen.
- There are 16 steps up to the 1st floor landing which is 750mm wide at the narrow point.
- The landing gives access to a double room and bathroom. There are 2 steps up to a further 2 double rooms.
- There is a steep flight of stairs with 13 steps with hand rails on both sides to the top twin bedroom.

Sitting Room/Lounge

- There are two lounges on the ground floor.
- Lounge 1 is off the hallway and has a door opening of 780mm. Lounge 2 door is also 780mm wide.
- Flooring in both lounges is wood with rugs.
- In lounge 1 there is a mix of furniture, with 2 sofas and cushions, high back chair and low coffee table.
- In lounge 2 there is also 2 sofas with cushions.
- Both lounges offer digital televisions with remote controls and give subtitles.
- Lighting is natural daylight, and at night, ceiling lights, uplighter and reading light.

Kitchen/Diner

- The kitchen diner is on the ground floor.
- From the hallway there are 2 steps to down to the kitchen.
- The kitchen door is 720mm wide.
- Flooring is tiled.
- Inside the kitchen has a higher and lower section with a step down between. In the upper section the work surfaces are 910.920mm high from the floor. In the lower section the work surfaces are 920mm high.
- The basin is 920mm high.

- The hob is 890mm high. The oven door opens downwards, and the handle is 680mm high, 790mm to the controls.
- The cordless kettle turns 360 degrees: the washing machine loads from the front.
- There is a fridge and freezer. The top shelves for the fridges are 650mm and 660mm, whilst the lower freezer drawer is 310mm.
- Crockery, cutlery and glass could be moved to cupboards at lower levels if pre arranged.
- There is a dining table with legs at each corner. The table offers 625mm of clear underspace, 765mm to the table top.
- There are 7 high back chairs none with arms.
- Lighting is natural daylight, and at night, recessed spot lights, directional spot lights and extractor light.

Bedrooms and Sleeping Areas

- There are 4 bedrooms on three levels on the 1st and 2nd floors.
- The door opening to bedroom 1 is 700mm wide and to bedroom 2 is 700mm wide. The door to bedroom 3 is 710mm wide, and bedroom 4 door is 600mm wide.
- Flooring in bedrooms 1 and 2 is laminate, and in 3 and 4 is fitted short pile carpet.
- The double beds in bedroom 1 and 2 are 690mm high from the floor to the top of the mattress. Bedroom 3 bed is 520mm high and in bedroom 4 the 4 ft double bed is 540mm high and the single bed is 515mm high.
- Hanging rails are 1780mm, 1740mm, 1730mm and 1610mm high.
- In bedroom 1 there is an armchair. In bedroom 2 there is a cane arm chair and a door to the balcony which is 700mm wide with a 110mm threshold. In bedroom 3 there is a dressing table and chair - the table offers 515mm underspace, 760mm to the table top. Bedroom 4 has a digital television with remote control.
- Lighting is natural daylight, and at night ceiling lights, spotlights and bedside lights.

Bathrooms, Shower-rooms and Toilets

- There are 2 en-suites and a family bathroom.
- The doors to the en-suites are 730mm and 720mm wide, and the family bathroom door is 700mm wide.
- Flooring is tiled in all bathrooms.
- In the family bathroom the top of the bath is 650mm high from the floor.

There is a horizontal grab rail at the back of the bath.

- The showers in the two en-suites have a 90mm step up. In the family bathroom the shower has a step up of 170mm.
- Hand basins are 810mm high in both en-suites and have lever taps. The hand basin in the family bathroom hand basin is 800mm high.
- WCs are 420mm, 410mm and 400mm.
- Recessed spot lights give even illumination.

Garden

- There is a door to the garden from the lounge which is 820mm wide and there are 6 steps down into the garden.
- The garden is mainly laid to lawn with a winding pathway to a decking area up 2 steps and a patio table and 8 chairs.
- There is also an enclosed front garden.

Additional Information

- Trained assistance dogs are welcome.
- Emergency contact numbers for Dream Cottages are provided.
- The guest information folder gives location and phone numbers for hospitals, dentist and doctors.
- Mobile phone reception is good.
- Wi Fi has been provided.

Contact Information

Address (Inc postcode):	Dream Cottages, 5 Hope Square, Weymouth. Dorset. DT4 8TR
Telephone:	01305 789000
Email:	admin@dream-cottages.co.uk
Website:	www.dream-cottages.co.uk
Hours Of Operation:	Mon-Fri 9am-7pm: Sat – 9am-6pm: Sun – 10am-4pm