

# MIDHURST



## Bed & Breakfast Access Statement

132 New Road, Brixham, Devon, TQ5 8DA

**Tel: 01803 857331**

### **Introduction.**

Midhurst is a family-run bed and breakfast. It is a three storey Edwardian house, offering four guest rooms on the first floor. As well as the main staircase there are other steps leading to the rooms. Our accommodation is therefore unsuitable for visitors with mobility impairment, whilst guests with visual or hearing impairment should be accompanied for their safety.

### **Pre-Arrival.**

There is a bus stop approx 100 yards away and buses run every 12 minutes.

The nearest train station is at Paignton, some 15 minutes away.

Several taxi services operate locally and we can make a booking for you.

Information about the B & B and the menu can be provided in large print by prior arrangement.

We have a basic website.

Please contact us by telephone on 01803 857331.

### **Arrival & Car Parking Facilities.**

We have a gravel forecourt with a dropped kerb and parking for two cars. There is a concrete path which covers the length of the carpark to the front entrance. There is also free street parking available to the front and side of the house.

We can assist guests with luggage.

The town and harbour are approx. 8 minutes walk away.

### **Main entrance.**

The front door has one step 7.5cm high. This door is usually open during the day, but there is a doorbell on the right hand side. The door is 83cm wide and leads to a small porch 1.5sqm. The porch door is locked but there is a

buzzer in the centre of the door. This door is 80cm wide and leads to our hallway.

From the door to the stairs is 3m and the hall is 117cm wide.

The hallway has the original mosaic tiled floor.

### **Public Areas – General (Internal)**

Corridors average 85cm wide and are well lit.

The stairs, landings and corridors have short pile carpet.

There are 13 stairs to a landing followed by a further 2 stairs to the twin-bedded room. From this landing there is 1 step to the next landing followed by a further 3 steps to the two double and one single rooms.

The stairs are 18cm high, 25cm deep, 82cm wide.

### **Breakfast Room.**

Breakfast is served in the breakfast room on the ground floor. There are no steps.

Furniture is flexible and can be moved on request. The chairs have no arms.

Menus can be provided in large print by prior arrangement.

We do not play background music in any area of the B & B.

### **Laundry**

Not available, although ironing facilities can be provided on request.

### **Bedrooms.**

There are 4 bedrooms, all on the first floor.

### **Twin-bedded Room.**

There are 13 stairs to a landing followed by a further 2 stairs to this room.

The stairs are 18cm high, 25cm deep, 82cm wide. From the stairs to the room, the corridor is 3.42m long and 85cm wide.

The door is 72cm wide.

Pine beds are provided, 51cm high. The space between the beds is 55-60cm and 80cm between foot of beds and dressing table.

Television with remote control.

One chair without arms is provided.

Furniture is moveable on request.

Fitted short pile carpet on floor.

There is an en-suite shower room.

### **Shower room.**

Door is 65cm wide, opening inwards.

Shower cubicle edge/step is 27cm high.

Free floor space 183cm x 120cm.

Basin is rounded at the front and is on a pedestal 83cm high.

Toilet is 41cm high.

The flooring is non-slip vinyl.

## **Double Room (Room 2)**

There are 13 stairs to a landing, one stair to the next landing followed by a further 3 stairs to the corridor where the double and single rooms are situated. Room 2 is 2.5m from the last stair. The stairs are 18cm high, 25cm deep, 82cm wide.

The door is 83cm wide.

Double bedded room with 75cm routes around bed except between bed and chair which is 55cm.

Pine bed is provided, 51cm high.

Television with remote control.

One chair without arms is provided.

Furniture is moveable on request.

Fitted short pile carpet on the floor.

There is an en-suite shower room.

### **Shower room.**

Door width 69cm, opening outwards.

Free floor space clear of the door is 72cm x 78cm.

The shower cubicle has a step/edge of 27cm high.

The basin is round fronted and is on a pedestal 81cm high.

The toilet is 42cm high.

The flooring is non-slip vinyl.

## **Double Room (Room 3).**

Adjacent to the other double, Room 3 is 3.5m from the last stair to the corridor.

The door is 81cm wide.

Double bedded room with 83cm routes around bed, except between the step to the en-suite shower room and the bed which is 59cm.

Pine bed is 57cm high.

Television with remote control.

Two chairs without arms and coffee table are provided.

Furniture is moveable on request.

Fitted short pile carpet on the floor.

There is an en-suite shower room.

### **Shower room.**

There is a step leading to the shower room 8.5cm high, 38cm deep, 85cm wide.

The floor of the shower room is 8cm higher.

The door width is 66cm, opening outwards.

Free floor space clear of the door is 60cm x 102cm.

The shower cubicle has a step/edge of 14cm high.

The basin is round fronted and is on a pedestal 82cm high.

The toilet is 42cm high.

The floor covering is non-slip vinyl.

### **Single room.**

Adjacent to Room 3, this room is 4m from the last stair to the corridor.

The door is 76cm wide.

Single pine bed, positioned against the wall, 55cm high.

There is 60cm between the bed and chest of drawers and 93 cm from the door to the bed.

Television with remote control.

Upright chair without arms is provided.

Furniture may be moveable on request.

Shower cubicle and wash basin are in the room.

The shower cubicle has a step/edge 29cm high.

The door folds inwards.

The basin is round fronted and is on a pedestal 81cm high.

Access between the shower and basin is 59cm.

The flooring in front of the shower and basin is non-slip vinyl.

The rest of the room is fitted with short pile carpet.

#### **Private toilet.**

The single room has a private toilet located on the corridor leading to the twin room. From the room, 4m to stairs, down 3 stairs to landing, down one stair to next landing and up two stairs to corridor. Toilet is on immediate left.

The door is 74cm wide.

The room is 87cm x 3m.

The toilet is 41cm high.

Fitted short pile carpet with pedestal mat.

### **Grounds and Gardens.**

Not available although smoking guests are welcome to use the forecourt where a wall-mounted ash tray is provided.

### **Additional information.**

Assistance dogs are welcome if bringing their own beds!

Mobile phone reception is not good. Some networks do not work at all.

We do have wireless internet access.

We are able to use the front and back doors in case of emergency. The smoke alarms on each floor trigger each other and give an audible signal in case of fire. If you require extra assistance for evacuating please notify us on arrival.

We are a no smoking building. Smoking is allowed on the forecourt where a bin is provided.

We are able to keep medication in our fridge and can usually supply cold water on request (not available 24 hours).

### **Contact Information.**

Address: Midhurst, 132 New Road, Brixham, TQ5 8DA

Telephone: 01803 857331

Website: [www.midhurstbnb.co.uk](http://www.midhurstbnb.co.uk)

Hours of operation: Usually closed Christmas/New Year. Hours flexible to business; the B & B is our home so occupied 24/7.

Mainline telephone answered 8am - 11pm. May be redirected to mobile phone.