



1 & 2 BULLSGATE COTTAGES

FOREST ROAD

NEWPORT

ISLE OF WIGHT

PO30 5LZ

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Access Statement for: No. 2 Bullsgate Cottages, Forest Road, Newport, Isle of Wight.

Introduction

2 Bullsgate Cottages is a semi-detached property available for short term holiday lettings

Pre-Arrival

Access statement information is available by email PDF, on the website, and can be provided in large font by request.

Arrival & Car Parking Facilities

2 Bullsgate has a private driveway within the fenced perimeter of the property suitable for 2-3 cars. It is accessed off Forest Road, Newport.

Access to the cottage is along a paving stepping stone path to a single decking step onto the main decking area.

Entry through the rear door is recommended. Key box is in the outside WC.

Outdoor Facilities

There is a private garden with lawns and decking terrace. There is a rear access footpath to the forest. (This path is not recommended for anyone with mobility/sight problems) Garden furniture is available.

Clubs & Entertainment

The property is a 5 minute drive from Newport where many facilities are available.

Bedrooms & Sleeping Areas

All bedrooms are on the first floor which is accessed by stairs.

There is a double, a twin and a single bedroom.

There is a metal action short legged double sofa bed in the downstairs dining room.

All flooring in bedroom areas is of carpet.

There are no special facilities for wheelchair/disabled access.

No smoking is allowed in the property. Dogs/other pets are not allowed.

Bathroom & WC

The bathroom contains a bath, with shower over, washbasin and toilet. The room is compact.

The double and twin bedrooms have a washbasin.

There is a separate WC with hand basin downstairs accessed by an outside door. The room is compact.

There are no aids for disabilities.

Self-Catering Kitchen

The kitchen is galley style and forms part of the main living/seating area.

There are no overhead cupboards. There are low level cupboards and a larder-style cupboard. Some crockery is stored on higher shelving and glassware is in a built in cupboard. The freezer is in the larder-style cupboard.

The kitchen has an electric cooker.

Flooring in the kitchen area is ceramic tile. Flooring in the living room section is varnished wood with rug.

Utility Room

This area contains a gas boiler for hot water and heating and is positioned at head height.

Dishwasher and washing machine are at floor level.

There is a step from the back door to the utility room and another step up to the kitchen floor level.

Grounds and Gardens

Access to car parking is via decking area with one step or around the end of the decking onto the lawn.

Access to the front door is either via the decking onto a stone path with 2 sets of three steps or across the lawn and onto the path with 1 set of three steps and the final brick step to the front door.

The decking area is raised and has a 4' high trellis around the 'drop' edges.

There is no access to the shed on the property.

Additional Information

No smoking is allowed in the property.

There is Wi-Fi in the property.

There is no land line phone in the property. This is an area of good mobile phone signal.

No barbecues are allowed at the property owing to wooden construction.

No candles are allowed on the property.

There is outside lighting across the decking terrace and a movement sensor to illuminate the area after dark.

Full address: No.2 Bullsgate Cottage, Forest Road, Newport, Isle of Wight. PO30 5LZ

Future Plans

This property was refurbished during 2014-2015 and has been available for hire from August 2015.

Contact Telephone and Email Address

Owner's contact Tel. 01983 551412, Mobile: 0780 521 7875

We welcome any feedback you may have and a visitor's book is available for comments.

You may also wish to contact us by email on bullsgatecottages@gmail.com

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