

Access Statement - Montrose Guest House

Introduction

We aim to cater for the needs of all visitors in our 5 bedroom Guest House. The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

Pre-Arrival

- The bus stop can be found at the West Somerset Railway Station on the seafront and on The Avenue. There is a frequent bus service to and from Taunton.
- There is a local taxi service that has accessible taxis if required; we can make a booking for you.
- Brochures and menus can be provided in large print.

Arrival & Car Parking Facilities

- To ensure your accommodation is ready we ask that guests do not normally arrive before 3.30pm. However, if you wish to arrive earlier please let us know in advance.
- Tregonwell Road is on a one-way system.
- On arrival at the property there is parking in front of the house. There are marked parking bays for 4 cars
- There is ample unrestricted street parking should all our parking be taken.
- We will assist guests with luggage.

Main Entrance & Reception

- The front door has two steps, the first 14cm high and the second 10cm high.
- The front door (82cm wide) is always unlocked, the inner always locked.
- There is a bell to the right of the door on the outside of the building
- On entry into our home there is a hallway 1.9 metres wide and 3.3metres long.

Public Areas - General (Internal)

- The house is centrally heated throughout but temperatures can be adjusted in each room to suit individual requirements.
- Corridors have a good colour contrast between carpet and walls, and are well lit.
- The breakfast room, guest lounge and one bedroom are on the ground floor.
- There are 13 stairs to a half-landing measuring 18cm high, 25cm deep, 85cm wide.
- There are a further 4 stairs to the remainder of the first floor bedrooms, measuring 15cm high, 25cm deep, 80cm wide.
- The main staircase benefits from a hand rail on both sides.
- The Guest House is carpeted throughout, with the exception of the en-suite bathrooms, which benefit from non-slip vinyl flooring.

Residents Lounge and Dining Room

- The lounge has two sofas and an armchair. Straight back chairs can be moved in from the dining room but space is limited. This room has a television and video player, together with a wide assortment of videos.
- A selection of local information, books and board games is available in the lounge.
- An Ordinance Survey map of Exmoor is available on request.
- Breakfast and evening meals are served in the dining room.

- Tables have an underspace of 65cm high by 54cm wide.
- Furniture is flexible and can be moved on request.
- Ground floor doors are 74cm wide.

Bedrooms (General)

- Room 7 is on the ground floor. The remainder of the bedrooms are on the first floor.
- Rooms 1, 2, 4 & 7 have en-suite facilities consisting of a shower, WC, washbasin and shaving point/ light.
- Beds are normally made with duvets, tog rating dependent on the season. All pillows are synthetic
- We are happy to provide sheets and blankets if preferred. Please specify before your arrival if required.
- All rooms are provided with a kettle and a generous beverage tray. Most rooms have a small drinks fridge, and all have a hair dryer.
- All rooms have a wardrobe, chest of drawers and a dressing table.
- All rooms have TV with teletext. Additionally bedrooms 2, 4, 5 & 7 have video players.
- There is additional seating in all rooms.
- All bedroom have a good colour contrast between carpet and walls, and are well lit.

Ground floor bedroom

Bedroom 7 (with conservatory and courtyard garden)

- Double bedded room (bed height is 63cm),with two TVs, one in the built-in wardrobe and one in the conservatory.
- Access to the conservatory is through double glazed doors. There is a 8cm door sill.
- The conservatory has a two-seater wicker settee, the beverage tray, fridge and a TV with video player. A mobile electric oil-filled radiator provides heating.
- Access to the courtyard garden is through a double glazed door. There is a 14cm door sill.
- The garden has a round metal table and two matching chairs.

En-suite

- Door width is 74cm with a maximum opening of 60cm due to placing of the washbasin.
- The shower cubicle has a step/edge 23cm high.
- Shower doors open to 69cm.

First floor Bedrooms

Bedroom 1

- Standard Double bedded room (bed height is 66cm).
- Door width is 69.5cm.

En-suite

- Door width is 74cm with a maximum opening of 60cm due to placing of the washbasin.
- The shower cubicle has a step/edge 26cm high,.
- Shower doors open 69cm.

Bedroom 2

- Superior Twin bedded room (bed height is 60cm).
- Door width is 70cm.

En-suite

- The shower cubicle has a step/edge 29cm high.
- Shower doors open 67cm.

Bedroom 4

- Superior Double bedded room (Super-king bed height is 60cm).
- Door width is 69.5cm.

En-suite

- The shower cubicle has a step/edge 28cm high.
- Shower doors open 67cm.

Bedroom 5

- Twin bedded room (bed height is 60cm).
- Door width is 69.5cm.
- Washbasin
- Shares bathroom with Room 6

En-suite

- The shower cubicle has a step/edge 28cm high.
- Shower doors open 67cm.

Additional Information

- Assistance dogs are welcomed.
- There are fire extinguishers in the entrance hall and on the main landing.
- Fire alarm points are found to the right of the inner door and at the top of the main staircase.
- In the event of a fire, an alarm will sound. Please read details of the Fire Procedures on the bedroom door.
- If you require assistance in case of fire, please notify us on arrival and we will ensure you are evacuated safely.
- The building can be evacuated via the front door. In an emergency there is also an exit via our kitchen.
- We do not permit smoking in the house (this includes the court yard garden attached to Room 7)
- We are happy to cater for special diets or any particular likes or dislikes. Please advise us of these before your arrival.
- Chilled food and medication can be stored in our main fridge on request (not available 24hours).
- Mobile phone reception is very good in Minehead, but on Exmoor coverage is somewhat unpredictable.

Contact Information

Ed Moulder & Carol Dashfield

**Montrose Guest House
14 Tregonwell Road
Minehead
Somerset
TA24 5DU**

01643 706473

montroseminehead@btinternet.com

www.montroseminehead.co.uk