

Access Statement

Introduction

Broadshade Holiday Apartments comprises thirteen apartments in an attractive three storey detached house built in 1902. Five apartments are on the ground floor, six apartments are on the first floor and two apartments are on the second floor. All have their own kitchen, shower and toilet facilities and one is equipped with a wet room. Broadshade is located in the quiet residential area of Roundham, with convenient access to the town centre, rail and bus stations, and beaches. Broadshade is owned and managed by the proprietors who live on site.

Pre-Arrival

- Our website www.broadshade.co.uk contains extensive information on our facilities and includes photographs and floor plans of each apartment
- Bookings can be made by telephone or e-mail followed up with completion of a reservation form
- Full written directions can be provided on request
- The railway and bus stations are less than half a mile away and a taxi rank is located at the railway station

Arrival & Car Parking Facilities

- Broadshade has its own access from St Andrews Road which opens onto a large private car park
- There are no parking restrictions in St Andrews Road
- The Owners live on site and can be contacted by ringing the door bell to their adjoining house or ringing 01803-559647
- The car park has level access to the front door to the apartments building
- The car park and entrance are well lit at night

Main Entrance

- The front door is 90cm by 206cm and on the same level as the car park and opens to a vestibule
- This leads to an inner archway 88cm by 213cm which has a 12cm step up to the entrance hall. A ramp is available for wheelchair access
- Guests are given a key to the front door to ensure access at all times
- The entrance hall is lit by motion sensor
- Three apartments (numbers 1, 2 & 3) with 80cm doors lead off the entrance hall
- There is a 75cm fire door to a corridor which leads to apartments 4 & 5, the laundry, rear staircase and rear garden
- The main staircase rises from the entrance hall

Public Areas - Hall, Stairs, Landing, Corridors etc.

- All public internal areas have fitted carpets except the laundry which is tiled
- Ground floor corridor minimum width 80cm with a 76cm fire door to laundry
- Laundry has a 76cm door to rear garden
- Main staircase is 88cm wide with 12 x 16cm steps to a half landing then 7 x 16cm steps to a 76cm fire door
- Rear staircase is 82cm wide with 12 x 19cm steps to a turn and a 76cm fire door
- First floor staircase 80cm wide with 12 x 19cm steps which lead to apartments 12 & 14
- First floor corridor minimum 84cm wide with 4 x 16cm steps
- All signage meets the latest regulations and are photoluminescent with diagrams
- All corridors and stairs are lit by motion sensor with back up emergency lighting
- All internal doors are self-closing fire doors
- Dogs are accepted and have access to rear garden for exercise

Laundry

- A £1 coin operated washing machine
- A 20p coin operated tumble dryer
- Washing lines in rear garden

Outdoor Facilities

- Large private and secure rear garden with childrens' play items (swing, slide, sand pit etc.)
- Tables and chairs for guests in rear garden as well as a gas barbeque
- Garden access via laundry through a 76cm door and with a 16cm step down

Lounges and Living Areas

- All have seating, furniture and Freeview TV

Bedrooms & Sleeping Areas

- Apartment 1 ground floor. Access off main hall via 82cm door. One double wall bed
- Apartment 2 ground floor. Access off main hall via 82cm door. One double wall bed and two bunk beds
- Apartment 3 ground floor. Access off main hall via 82cm door. Bedroom 1 has one double bed and one single bed. Bedroom 2 has two single beds. Lounge has one double wall bed
- Apartment 4 ground floor. Access from rear garden via 72cm door and 16cm step. Bedroom with two single beds. Lounge has one double wall bed
- Apartment 5 ground floor. Access from corridor via 82cm door. Lounge has a double bed. Separate kitchen/living area has two bunk beds
- Apartment 6 first floor. One double wall bed
- Apartment 7 first floor. One double wall bed
- Apartment 8 first floor. Bedroom with one double bed. Lounge with one double wall

bed and two bunk beds off

- Apartment 9 first floor. Bedroom 1 has two single beds. Bedroom 2 area has one double bed. Lounge has one double wall bed
- Apartment 10 first floor. One double wall bed
- Apartment 11 first floor. One double wall bed and one single wall bed off
- Apartment 12 second floor. One double wall bed and one single bed
- Apartment 14 second floor. Bedroom 1 has two bunk beds. Bedroom 2 area has one double bed. Lounge has one single wall bed.
- Bed linen and towels are available to hire

Shower-rooms & WC's

- All apartments have their own en suite electric shower, low flush toilet and wash basin
- Apartment 5 has an en suite wet room with level access shower and toilet
- Apartment 9 has an additional toilet

Self-Catering Kitchens

- All apartments have their own kitchen/kitchen area and dining facility
- All kitchen appliances are full size
- Cooker
- Refrigerator
- Microwave
- Toaster
- Kettle
- Crockery
- Cutlery
- Utensils
- Pots and pans

Grounds and Gardens

- Broadshade stands back from the road and has a front garden with lawn, trees and shrubs
- Large level car park to the side of the house
- Large private and secure rear garden laid to lawn with border of trees and shrubs, children's swing, slide and sandpit
- Gas barbeque and ample tables and chairs for guests' use

Additional Information

- Fully maintained fire alarm system with weekly test
- Fully marked escape routes with photoluminescent signs and full emergency lighting
- Dogs accepted

- No smoking in any part of the building but guests may smoke in rear garden
- Wi-Fi network available free of charge

Address:

9 St Andrews Road
Paignton
Devon
TQ4 6HA

Telephone: 01803 559647

Email: info@broadshade.co.uk

Website: www.broadshade.co.uk

Hours of operation: Open all year

Future Plans

- On-going programme of maintenance and up grading of facilities

We welcome your feedback to help us continually improve. If you have any comments please phone 01803 559647 or email info@broadshade.co.uk