

Access Statement for Teds Hut

We have tried to provide as much information as we can in this statement and all measurements are as accurate as possible. Should you have any further queries please do contact us, and we look forward to welcoming you.

The property is located off the main road and is accessed by a private drive. Teds hut has its own parking area.

Please note that numbers in (Red) refer to Floor Plan.

Entrance (1) is through a Stable Door which is 70 cm wide, when fully opened. With the key lock being 105 cm high. Access is by 3 steps, each is 23 cm high and deep.

Kitchen (3) is open plan with Dining Area with solid Oak flooring.

- >Clear floor area in kitchen is 100 x 125 cm.
- >Worktop height 90cm
- >Hob is 90cm high.
- >Sink is 90cm high.
- >Integrated Small Fridge is available.
- >Cupboards for storage are below worktop.

Dining

- >Dining Table is 80 cm x 50 cm.
- >Two simple padded stools.
- >Furniture is moveable.

Bathroom (6) has wood flooring

- >Shower 190cm high, switched on at 120cm.
- >Toilet seat height 42cm
- >Basin 88 cm high.
- >Limited free space.

Bedroom (4)

- >Solid Oak flooring.
- >Double Bed 62cm high (floor to top of mattress)
- >Non feather duvets and pillows.
- >Free space of 86cm to right up to hearth.
- >Length is 193cm.

Outside Area

Area of approx. 4 meters by 10 meters has two deckchairs available.

Lighting available.