

Access Statement for The Oval, Dunster

November 2022

This access statement does not contain personal opinions as to the property's suitability for those with access needs, but aims to describe accurately the facilities and services

The Oval offers all guests.

Introduction

The Oval sleeps up to six people and has three bedrooms, two of which have an en-suite bathroom. The cottage was built in the winter of 1366 and has been fully refurbished with all mod cons to make The Oval a holiday cottage that is a true home-from-home.

Getting to the cottage

- For full details and maps of how to reach us please see the directions section of our website. Alternatively, you can plan your journey here <https://www.google.co.uk/maps/>
- Our postcode is TA24 6SN.
- The nearest mainline railway station is Taunton 22.1 miles away. Taxis are available at the station. If you require an accessible taxi this can be booked in advance.
- The nearest bus stop to the cottage is on the high street. All buses can accommodate one wheelchair. Buses from Taunton take approximately one hour. The No.18 bus runs to/from Castle Way in Taunton every hour Monday – Saturday. Bus times can vary, for further details see the Somerset Council's website www.somerset.gov.uk/timetables

Key collection and parking

- There is a key safe with one set of keys. Once you have booked your stay, we will send you details of how to get the code.
- We suggest you park in front of the house when unloading and then use the allocated parking space in the garage facility opposite the Foresters Arms pub.
- The parking area is tarmac and clearly sign posted.
- There is ample street lighting.

Entrance to The Oval

- The front door is 850mm wide x 1700mm tall.
- There are two stone steps to the front door. 100mm each in height and depth.
- The door is heavy and leans outwards. There is an internal chain to secure the door to the internal wall for safety purposes.
- The hall floor is tiled and slopes towards the kitchen and dining room.

Halls, Stairs, Landings, Passageways

- The hall, stairs and landings are well lit using a combination of ceiling and wall lights.
- Passageways are 1300mm wide.
- The floor covering is short pile carpet on the stairs.
- The staircase to the first floor is straight and has 11 steps. Steps are shallow with a handrail on the outer side. It is 820mm wide.

Sitting Room/Lounge

- The sitting room/lounge is situated on the ground floor with shallow 60mm threshold step from the hallway.
- The door opening to the lounge is 860 x 1620mm. There are warning signs to confirm the height of the door opening.
- The room has a mixture of seating with sofas and soft chairs with non-feather cushions as well as some high chairs with arms, together with occasional tables.
- Furniture can be moved on request. The sofas are heavy, so we prefer to move them for you.
- There is a 50inch widescreen HD digital internet connected television with remote control, subtitles, Netflix and a DVD player.
- Lighting is natural daylight and electric lights which you may need to use in the afternoon. By night levels are controlled by separately switched wall lights and table lamps in the room.
- The floor is stone tiled with a 12 ft by 12ft wool rug.
- The ceiling height of the room is 2000mm.
- The fireplace is 1140mm by 1070 mm with a 100mm step up from the flat floor.
- Cast iron wood burning stove and supply of logs and paper.

Dining Room

- The dining room is situated on the ground floor adjacent to the kitchen with two broad steps into the dining room and up to the kitchen and down to the utility room.
- The door openings to the dining room from the hallway and the kitchen are 800mm.
- The dining table has legs on each corner, 620mm/24.25ins from floor to lowest point of table (under space) and is 790mm/31ins high. There is free space around the table
- There are six wooden moveable chairs with padded seats. Chairs have no arms.
- Lighting is natural daylight with wall lighting and a ceiling light around the room.
- There are tiles on the floor.
- There are French doors out onto the patio space. Doors are 1160mm wide x 1900mm tall.

The Snug

- Door opening is 760mm wide x 1750mm tall.
- The floor is stone with a short pile rug.
- There are two armchairs and a wooden rocking chair plus two tables.
- One floor lamp and three toy boxes.

The Kitchen

- The kitchen is on the ground floor with one step up from the dining room of 120mm.
- The door to the garden is a split-level farmhouse door 660mm wide x 1750mm tall.
- The door openings to the kitchen from the hallway and the utility room are 800mm wide.
- The door of the oven opens to the front and the handle is 640mm above the floor.
- The hob is 900mm above the floor.
- The cooker is a stainless-steel Zanussi gas oven and hob. The oven size is 560mm wide x 360mm high x 400mm deep. There is a large roasting tin to fit.
- Worktop and sink are 900mm above the floor.
- There is an American style double door fridge freezer, highest shelf in fridge 610mm/24ins and lowest drawer in freezer 280mm/11ins.
- There is a country style kitchen table with seating for six. It is 630mm/25ins from floor to lowest point of table (under space), 765mm/30ins high. Chairs do not have arms or cushions.
- On the worktops: Large items of cutlery & utensils and a cordless kettle rotating 360 degrees.
- The kitchen is evenly lit with halogen spotlights throughout.

- The floor is tiled.

Laundry/Utility Room

- The utility room is accessed via one step of 100mm steps off the dining room.
- The door opening is 900mm wide.
- There is a double white sink and work surface at a height of 900mm.
- The room is lit by a two wall mounted lights.
- The floor is tiled and there is a small step in the middle of the floor.
- This room also contains an electric tumble dryer.
- There is a Sanilav (macerator) WC located off this utility room.
- Loo is 400mm above the floor.
- A small step allows access to this room.

Bedrooms and sleeping areas

- There is one bedroom with twin beds on the first floor. The beds are 550mm from the floor.
- There is a small threshold to access this bedroom of 75mm.

Four-poster bedroom

- 250mm step up in to bedroom. Floor from there is flat including into the en-suite bathroom.
- Height of the top of the four-poster bed is 2100mm. The mattress is 850mm from the floor.

En-suite bathroom

- WC is 400mm from the flat floor.
- Jack and Jill bathroom door to the hallway at the top of the stairs.
- Wooden floor with a 200mm step up to from the hall.
- Hall door is 600mm wide.
- Door to the bedroom is 670mm wide.
- Sink is 725mm above the flat floor. It has a mixer tap.
- The edge of the shower tray is 210mm above the flat floor.
- Door opening 370mm wide and opens from the middle to the left and the right. It is 1900mm tall

Double bedroom

- Flat access from the carpeted hallway.
- Bed is 600mm from the height of the floor.
- Two bedside tables with lamps at 550mm height.
- Lighting is natural daylight and at night there are overhead lights and wall lights. Bedside lamps are also in each room.
- There is a good colour contrast between the floor, walls and doors, short pile carpet, and non-feather bedding.

En-suite

- Sink and bath both have mixer taps.
- The vanity unit is 800mm from the wooden floor. The sink is 160mm from the vanity unit. It has a mixer tap.
- The edge of the bath is 600mm high. It has a fixed shower over it.
- There is a large 'P' shaped static shower door.
- Wooden floor with a Sanilav/macerator WC.
- Room door opening 725mm/31.5ins wide.

Garden

- There is a gravel terrace area that can be accessed from the back door by one step.
- An aluminium table and chairs are available on the terrace.
- The rest of the garden is accessed by steep stone steps which are 900mm wide.
- There is a further decked terrace with views to the village and garden furniture.
- The grassed area of the garden is strictly private and not for guest access as the ground is extremely steep and uneven.

Additional information

- All areas in the cottage have good colour contrast between the floor, doors and walls.
- Generally, doors and doorframes are painted, and walls are light in colour.
- The mobile phone reception is poor in the cottage and village. It works best at the rear.
- We have provided a landline phone. Please leave money in the honesty box on the bureau.

- The nearest General Hospital with a minor injuries unit and walk in NHS is 3 miles away and the nearest Doctor's surgery is approx. 200 yards. Further information is in the Emergency section of the 'Guide to The Oval'.
- All relevant windows have restrictors to prevent falls.
- There is a child gate at the top and bottom of the stairs.

Contact information

Address (Inc postcode): The Oval, 17 West Street, Dunster, Somerset
Website: www.exmoorcharactercottages.co.uk
Grid Reference: OS X (Eastings) 296629 OS Y (Northings) 146724 Lat (WGS84)
N51:12:37 (51.210335) Long (WGS84) W3:28:52 (-3.481234)
Local Accessible Taxi: Ad's Cabs Tel: 01643 702719
Local Public Transport: Nearest bus stop – NE Parade (0.4 miles)
Mobility Scooter Hire: 8 Park Street Minehead TA24 5NQ Tel: 01643 709000