**ACCESS STATEMENT FOR MANLEYS BED-&-BREAKFAST**

**Introduction**

* Manleys is located on the edge of the Devon village of Sampford Peverell, about 5 miles from both Tiverton and Cullompton. The house is over 60 years old and has been recently refurbished.
* We offer two guest rooms, both on the first floor. One of the rooms has a king-sized bed and private bathroom with bath and separate shower. The other room has a king-sized bed and private bathroom with a shower over the bath.
* We are located within a 10 minute walk of two public houses in the village, which serve food and drink.

**Pre-Arrival**

* We are located on Turnpike, on the edge of the village of Sampford Peverell.
* For full details and a map of how to reach us, please see the Location section of our website. Alternatively, you can plan your journey by car or public transport using Google Maps. Simply enter your postcode and ours, which is EX16 7BN, to get directions.
* There is a Spar shop, incorporating a Post Office, within the village, approximately ½ a mile away.
* The nearest bus stop is about 200 metres away on Turnpike, served by a No 1 bus between Tiverton and Exeter, which runs hourly each way.
* We are located within 1½ miles of Tiverton Parkway railway station, which is on the main line between London Paddington, or Scotland and the north of England, and Penzance. Taxis are usually available at the station and the No 1 bus (hourly) stops at the station and on Turnpike.
* We regret that we are unable to accommodate guests’ pets (we have our own dog).

**Car Parking and Arrival**

* Parking is available on site and the surface is tarmac.
* The surface from the parking area to the front door is also tarmac, with a slight downward gradient. The distance from the parking area to the front door is approximately 10 metres.
* This area is lit at night by a motion sensor, and there is a light by the front door.
* The entry step to the front door is 160mm and the front door is 790mm wide. The door to the hall is at right angles to the front door and is also 790mm wide.

**Welcome Area**

* Guests are welcomed in the hallway, which is level throughout, where they are asked to register.
* Seating is available with one upright chair.
* The floor surface is wood.
* The area is well-lit with overhead lighting and a table lamp.
* Assistance can be given with luggage.

**Bedrooms**

* Our two guest rooms are situated on the first floor, up a 15 step staircase with two quarter turns. There is no lift.
* The two bedrooms each have king-sized beds (590mm high in Heron, and 660mm high in Kingfisher), two chairs, bedside lamps, ceiling lights, wardrobes and chest of drawers. Both have en suite bathrooms.
* Both bedrooms have a flat screen Freeview digital TV with catch-up service.
* The door opening width to each bedroom is 740mm.
* Our beds are made up with duvets. Our pillows have synthetic filling.
* The floor is carpeted.

**Bathrooms, Shower-rooms & Toilet (En suite or Shared)**

* There is level access to both en suites from the bedrooms and the door width is 740mm to both.
* The flooring of both en suites is porcelain tiles.
* **Heron** – the bathroom has a bath with two grab handles and lever taps. There is a separate quadrant shaped shower cubicle, which is 130mm above the floor with a 510mm entry gap. The shower head is moveable. The toilet is 410mm high and the sink is 850mm high with a lever tap. There is a central ceiling light and a fluorescent light and shaver point in the mirror above the sink.
* **Kingfisher** – the bathroom has a ‘P’-shaped bath with moveable shower screen and moveable shower above the bath. The toilet is 410mm high and the sink is set into a worktop and is 930mm high. There is a central ceiling light and a fluorescent light and shaver point in the mirror above the sink.

**Public Areas – Halls, Stairs, Landings, Corridors**

* All public areas are lit by a combination of ceiling lights and a table lamp.
* The hallway is oak flooring, while the stairs and landing are carpeted.
* There are no steps to the guest breakfast room or the downstairs toilet, which lead off from the hallway.
* There is a flight of 15 stairs, first one 205mm and remainder 180mm, to the guest bedrooms. The stairs have two quarter turns.
* The house is fully centrally heated throughout, but temperatures can be adjusted in each room to suit individual requirements.
* There are automatic audible smoke alarms in all rooms, hall and landing.

**Public Areas – Lounge**

* There is level access to the lounge from the hall and the doorway is 820mm wide.
* The seating in the lounge consists of two three-seater leather sofas and one armchair.
* There is a ceiling light, a wall light, a standard lamp and a table lamp.
* The floor is carpeted.
* There is a Freeview television and a DVD player.

**Public Toilet**

* There is a downstairs cloakroom (toilet and sink), which is available to guests.
* The cloakroom is located off the hallway and there is level access via a 660mm door.
* The flooring is porcelain tile.
* The toilet is 410mm high and the sink is set into a worktop and is 930mm high and has a lever tap.

**Dining Room**

* The breakfast/dining room is situated off the hallway on the ground floor and the entrance is 790mm wide with level access.
* There is oak flooring.
* There are overhead and wall lights.
* There is seating for four people at two individual tables for two. (These can be combined to make a table for four if required.)
* There is a buffet table where guests can help themselves to cereal, fruit, yoghurts and juices. Assistance can be provided on request.

**Garden**

* Guests may use the garden at the rear of the property, which stretches down to the Grand Western Canal.
* The rear door from the hallway to the garden is up to 1100mm wide, and there are two steps (140mm and 180mm) to the patio.
* There are a further three steps to the lawn, each one 150mm.
* The garden slopes gently down to the canal and is mainly laid to lawn (uneven in places), with flower beds and a wooded area.
* There is a patio along the back of the house with two bench seats.
* There is a summerhouse part-way down the garden, which guests may use.

**Additional Information**

* There are ‘In Case of Fire’ instructions in the information folder in the bedrooms.
* This information folder also gives information on NHS facilities and local restaurants/pubs.
* We have storage/drying facilities for cyclists/walkers.
* Free WiFi facilities are available.
* We are happy to cater for special diets. Please advise before your arrival.
* Mobile phone reception is generally good.

**Contact Information**

**Address**: 16 Turnpike, Sampford Peverell, Tiverton, Devon EX16 7BN

**Telephone**: 01884 821703

**Mobile**: 07432 158573

**Email**: [info@manleysbandb.com](mailto:info@manleysbandb.com)

**Website**: [www.manleysbandb.com](http://www.manleysbandb.com)

**Local Accessible Taxi**: Parkway Taxis 01884 38899

**Local Public Transport**: Stagecoach No 1 bus - <https://www.stagecoachbus.com/>