

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for Swallows**

### **Introduction**

Swallows is ideal for those who are looking for a quiet self-catering base from which to explore the major attractions of Devon and Dartmoor being within easy access to the A.30 near Whiddon Down which is in the center of Devon.

Set in the heart of the countryside, the spacious apartment sleeps up to two people and is on the first floor of a Grade II listed house with its own entrance accessed via stone steps.

The property is set back from the road with ample off road parking behind two double gates and located a quarter of a mile from the village of Spreyton.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01647 231526 or email [info@falkedon.net](mailto:info@falkedon.net).

### **Pre-Arrival**

- Full details of how to reach us will be emailed to you on completion of payment of your booking but please see the location map on our website.
- The nearest railway station is Coplestone which is a 20 minute drive or the main station at Exeter St Davids 30 minutes
- There is a local community shop for the essentials and local produce. Waitrose, Sainsburys and Tesco deliver, should you wish to order supplies ahead of your arrival, we will be happy to put them in the fridge.

- A welcome hamper is provided which includes the basics of tea, coffee, milk and sugar

### **Key Collection, Welcome and Car Parking**

- The key will be in the apartment
- Parking is off road beside the apartment steps and is a gravel area, therefore ease to facilitate unloading and loading. Vehicles are left at the owners risk
- The area is well lit by motion sensor lights

### **Entrance to Property**

- The apartment is accessed via stone steps, which are of an uneven surface, with a hand rail.
- The entrance door is low and requires one to duck your head, there is a "Mind your Head" sign
- The entrance takes you directly into the kitchen diner which has a hard surfaced floor

### **Halls, Stairs, Landings, Passageways**

- The hall is lit using wall lights and is furnished with a cream carpet

### **Sitting Room/Lounge**

- The sitting room has three double sofas with cushions
- There is a digital television, DVD player, CD player with DAB, all with remote controls
- There are two coffee tables
- Lighting is from natural daylight, the room has a view over the pretty garden and is lit by night from a central light and table lights

- The furniture can be moved
- The room is carpeted

### **Dining Room**

- The teak dining table is in the kitchen and seats two persons, sat opposite one another with two wooden upright chairs without arms, with rush matting seats. The chairs are moveable.
- The kitchen/diner has natural light from a window and a window in the access door
- The area is lit by ceiling spot lights

### **Kitchen**

- The kitchen has a modern fitted wooden kitchen with base units, hanging cupboards and a stainless steel round sink with a single mixer tap, drainer and melamine work tops.
- The facilities include a microwave, 4 burner gas hob with hood above, electric oven with a drop down glass door, dishwasher, toaster, cordless electric kettle, fridge with a small freeze section. Stainless steel coffee cafetiere.
- The lighting is by ceiling spot lights and overhead light within the gas hob hood.
- The floor surface is non slip hard wood effect

### **Bedrooms and Sleeping Areas**

- There is one bedroom with a zip and link Super King sized bed which can be divided into two large singles should that be required. Please state at time of booking should singles be required.
- The bedroom is accessed from the sitting room via a door

- There is a large hanging wardrobe and a separate chest of drawers which has two deep drawers and two smaller drawers with a hairdryer
- The bedroom looks out onto the pretty garden
- Lighting is natural daylight, a central ceiling light and bedside lamps
- There are bookcases either side of the bed
- There is a clock radio with iPod docking unit
- The bedroom is carpeted

### **Bathrooms, Shower-rooms and Toilets**

- The bathroom is of generous proportions with a lino floor
- The suite is all white comprising a large bath with sloping ends and a shower attachment
- A separate power shower with glass on two sides, one of which is the door
- Toilet with a new wooden seat
- Bidet
- Large wash hand basin
- All taps are chrome
- White towel rail
- There is natural light from a privacy screened window
- Lighting is from ceiling spotlights
- There is a ceiling concealed extraction fan which can be turned off from an isolating switch outside the bathroom

### **Additional Information**

- Wifi connection is available
- Mobile reception can be poor
- Welcome hamper is provided

## **Contact Information**

Address (Inc postcode): Falkedon Spreyton Devon EX17 5EF

Telephone: 01647 231526

Email: [info@falkedon.net](mailto:info@falkedon.net)

Website: [www.falkedon.co.uk](http://www.falkedon.co.uk)