

3 Grizedale Close, Keswick Access Guide

If you have any queries regarding the following guide please email angela@keswickholidayhomes.co.uk or phone 01768 201042. I will be pleased to help in any way that I can, **Angela Spooner**

3 Grizedale Close is a modern bungalow but it is on an elevated site so there is quite a small but steep access road to the estate and the driveway and path to the property are on an incline. Furthermore there are steps up into the property so guests need to be able to manage these.



- All skirting boards are painted white contrasting with the walls and carpets.
- All bedrooms have lights beside beds as well as main lights, most sockets are below 40cm height.
- The property is totally non smoking.
- All electrical equipment is PAT tested annually for safety.
- Dogs are accepted but must not be left in the property unattended and should not be allowed on the beds and furniture. Please clean up behind your pet.
- Mobile coverage is generally good for any service.
- The bus station is about half a mile away. The nearest railway station is Penrith some 18 miles away. There is a regular bus service to Keswick.
- Shops in the town centre are about 8 minutes walk away – the theatre and lake are a further 10 minutes walk. Car hire and taxis are available in the town.
- There are RADAR toilets in the town in Central Car Park (8 minutes walk), on the old railway station, by the Theatre by the Lake.

- Our information and all correspondence can be supplied in large print on request.
- No furnishings or bedding contain feathers for guests comfort.
- The property has smoke alarms which are checked regularly.
- There is a small patio at the rear of the property and patio furniture is provided in the summer months.

Driveway

Concrete drive 8m long and 280cm wide – fairly steep gradient. Concrete pathway 90cm wide which leads to back garden, paved area with picnic table & chairs.

Entrance

Step 12cm high then 2 tiers of total of 5 steps width 90cm 15cm deep & 17cm high with flat area 144cm x 90cm in middle

Main door 80cm wide, porch area 90cm x 95cm, inner door 72cm wide

Key hole height 116cm

Internal porch 1m x 145cm Step 16cm high to inner glass door 77cm wide, tiled floor.

Hall

Carpeted throughout hall with short pile carpet.

Hall width at narrowest point 80cm x 170cm with 90° bend to area 93cm wide & 290cm long

Light switch height 135cm

Central heating thermostat 160cm high

Kitchen

Door width 74cm

Floor covering - wooden

Work surfaces 93cm high, depth 60cm with sockets 18cm higher than work surface.

Free space in kitchen 155cm x 160cm

Table 87cm high 60cm x 90 cm wide with stools 60 cm high



Lounge/Dining Room

Door width 74cm

Table 120cm x 70cm, height 70 cm

Chairs seats 50cm high, no arms

3 pieces suite, seat height 40cm, arm height 52cm

Free space in room 350cm x 180cm

Furniture can be moved to offer greater access when necessary.

Short pile fitted carpet throughout.

Light switch 132cm high

Remote control for TV & DVD



Double Room

Door width 74 cm

Bed height 62cm.

Free space to sides of bed 130cm x 150cm & 100cm x 150cm

Free space at bed end 368cm x 116cm

TV with remote control

Chair height 44cm – no sides

Short pile fitted carpet throughout.



Bathroom

Door width 68cm

Free space 90cm x 110cm

Floor covering cushionfloor

Toilet height 40cm

Bath height 50cm with hand rails

Shower over bath controlled by taps.

Light switch 162cm high

Twin Room Room

Door width 73cm 2 x3ft mattresses

Free space 210cm x 125cm

Free space at bed end 67cm x 225cm

Light 135cm high

Short pile fitted carpet throughout.

