ACCESS STATEMENT

Duxbury Cottage

Property details

Property name	Duxbury Cottage
Sleeps	4
Bedrooms	2
Address & postcode	Ballamodha Straight, Ballasalla

Property summary

Duxbury Cottage is a recently updated, single storey property with two double bedrooms and open plan kitchen, dining and lounge accommodation. The cottage offers level, single floor living and is suitable for wheelchair users.

Nearest bus stop

What3words commended.agile.face

Sea terminal, Douglas Approx. 20 min. drive.

Ronaldsway, Castletown Approx. 5 min. drive.

At a glance

Entrance	Access via signposted gated entrance.
Floors	Single level throughout.
Parking	Ample private parking beside the cottage.
Wheelchair access	Suitable for wheelchair users.

Access throughout the property

Area	Access notes
Arrival & entrance	Access is directly from the main road through a clearly signposted gated entrance. Ample parking is available immediately outside the cottage.
Moving around	Single storey accommodation with no internal stairs. The property is described as providing easy access for wheelchair users and pushchairs.
Living	Open plan kitchen, dining and lounge area. Dining table seats eight.
Sleeping & bathrooms	Two double bedrooms. Bedroom 2 has a separate WC. Main bathroom includes an accessible walk in shower, full size bath and washer/dryer.
Outside	Quiet patio overlooking a manicured lawned garden. Nearby plantations and public footpaths provide walking opportunities. An enclosed field is available for exercising dogs on request.
Additional notes	Dogs welcome. No nearby public transport.

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