ACCESS STATEMENT

Surby Croft

Property details

Property name	Surby Croft
Sleeps	6
Bedrooms	3
Address & postcode	Surby Road, Port Erin, IM9 6TA

Property summary

Surby Croft is a contemporary property, newly built in 2018, situated in the hamlet of Surby, uphill from the village of Ballafesson. The property benefits from a combination of level access and stepped areas. It has three bedrooms, including two bedrooms with en suite shower rooms, alongside a separate bathroom. The main living area, kitchen and outdoor decked area are also provided.

Nearest bus stop Approx. 10 min. walk downhill.

What3words bottleneck.spoken.duets

Sea terminal, Douglas Approx. 30 min. drive.

Ronaldsway, Castletown Approx. 15 min. drive.

At a glance

Entrance	Level access through the main entrance, with a 740mm wide doorway.
Floors	Single level accommodation with internal steps leading to the main living area and two bedrooms.
Parking	Large paved parking area directly outside the property for up to three vehicles.
Wheelchair access	Partial level access to Bedroom 3 and the bathroom. Other areas require steps.

Access throughout the property

Area	Access notes
Arrival & entrance	The property has a large paved parking area and a level access main entrance with a doorway width of 740mm.
Moving around	From the main entrance, there is level access to Bedroom 3 and the bathroom via a 770mm wide passageway. Two steps (190mm and 150mm high), with handrails, lead to the main living area. A further three steps, each 180mm high, lead to Bedrooms 1 and 2, with a handrail provided.
Living	The lounge has a 760mm wide doorway and connects to the kitchen through double doors measuring 1440mm wide. Both areas have tiled flooring. The utility cupboard has double doors measuring 1640mm wide. The rear kitchen door is 750mm wide, with a 110mm step down to outside.
Sleeping & bathrooms	Bedroom 3 has level access from the main entrance (790mm door). Bedrooms 1 and 2 are accessed via three steps. Bedroom 2 (700mm door) has a en suite shower room (580mm shower door and 200mm step). Bedroom 1 (700mm door) has an en suite shower room (540mm shower door and 160mm step).
Outside	A decked outdoor area with furniture is accessed across the paved driveway. Bedroom 1 also has an external door for emergency access, with three steps down to ground level.
Additional notes	All bedrooms have windows, ceiling lighting and bedside lamps. The property has a combination of level access and stepped areas.

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Contact us
visit@islandescapes.im
0(+44)1624 830200
5 Parliament Square, Castletown