

# Saunton Beach Villas Accessibility Statement

Updated May 2024

The aim of this access statement is to accurately describe the facilities and services on offer at Saunton Beach Villas; it is not intended to be an opinion on the suitability of our site for those with access needs. If you have any questions, please email [bookings@sauntonbeachvillas.co.uk](mailto:bookings@sauntonbeachvillas.co.uk) or call 01271 890052.



Saunton Beach  
*Villas*

# Introduction

Saunton Beach Villas are 26 individual wooden villas, sleeping between four and eight people per villa, situated adjacent to Saunton Sands Beach.

Saunton Beach is the only beach in this area that allows dogs all year round; the villas welcome dogs too and are available to book all year round.

We have an Accessible Bungalow in Braunton which has been designed for guests with reduced mobility. Please visit [www.sauntonbeachvillas.co.uk/beach-villa/braunton-accessible-bungalow](http://www.sauntonbeachvillas.co.uk/beach-villa/braunton-accessible-bungalow) for more information.

## Site Map:



# Car Parking

There is a large car park on our site. Parking is free for guests staying in Saunton Beach Villas; there is one dedicated space for each Villa, additional cars are welcome to park in the main car park.

There are 7 designated and signed disabled parking spaces, on the tarmac area near the car park entrance.

Please ensure that you provide your registration details prior to check in so that our ANPR system will allow you to come and go for free. The Car park is unlit at night.

The car park surface starts as tarmac from the entrance barrier, running downhill towards the restaurant /surf shop building. There is a drainage channel crossing the car park at the end of the tarmac, beyond which the surface is packed gravel and sand.

The main area of the car park is hard packed gravel and sand that can be uneven in parts. Parking spaces are divided by raised, white painted wooden markers. The bottom car park (turn left after coming through the entrance) slopes gently downhill.

Please see photos illustrating the car park, car park surface, and designated parking spaces for the Villas.

# Car Parking



Entrance to Saunton Beach Car Park



Representation of car park surface - tarmac on the right, hard packed gravel and sand on the left

# Car Parking



7 designated disabled parking bays are located on the right as you enter



The bottom car park slopes gently downhill. Surface is packed gravel and sand which is uneven in parts

# Car Parking - Villa parking spaces



Burrows 1 has a parking space outside and a step and threshold to enter.



Burrows 2 has a parking space outside with 3 steps to the garden. There is a step and threshold to enter



Burrows 3 has a parking space outside with 3 steps to the garden. There is a step and threshold to enter

# Car Parking - Villa parking spaces



Burrows 4 has a parking space outside. There are 5 steps to the garden. There is a step and threshold to enter.



Burrows 5 has a parking space outside. There are 7 steps to the garden. There is a step and threshold to enter.



Burrows 6 has a parking space outside. There are 7 steps to the garden. There is a step and threshold to enter.

# Car Parking - Villa parking spaces



Burrows 7 has a parking space outside. There are 6 steps to the garden. There is a step and threshold to enter.



Burrows 8 has a parking space outside. There are 7 steps to the garden. There is a step and threshold to enter.



Burrows 9 has a parking space outside. There are 7 steps to the garden. There is a step and threshold to enter.

# Car Parking - Villa parking spaces



Dunes 6, 7, 8 and 9 have a space outside of Burrows 9. A steep ramp connects the car park with the Dunes top row Villas.



Burrows 10, 11, and 12 have a dedicated parking bay each opposite Burrows 9. The access lane for Burrows 10, 11, 12, 13 and 14 is sandy and uneven in parts.



Burrows 13 & 14, and Dunes 10 & 11 have one parking bay each opposite Burrows 14. Dunes 12 has a parking space outside of the Villa up the slope from Burrows 14.

# Car Parking - Villa parking spaces



Dunes 3, 4, and 5 have a parking space each outside D3 (small car park before the entrance barrier). The Villas are accessed via a lane behind D3. Slight slope to D3.



Steep slope down from the gate of D3 to D4. The lane slopes down again at each gate. Each gate has a latch and there is a step and threshold to enter Dunes 3 - 12.



Burrows 10 - 14 each have a latched gate with a step and threshold to enter.

# Car Parking - Villa parking spaces



Dunes 1 has a parking space to the left of Reception. The surface is a mixture of gravel and packed gravel and sand. A sloped path which is a mixture of concrete and loose sand leads to the Villa.

Dunes 2 has a parking space in front of Reception. The surface is a mixture of gravel and packed gravel and sand. A sloped path which is a mixture of concrete and loose sand leads to the Villa.

# Reception



Guests check in at Reception on arrival. A key code will be emailed to guests arriving after 5pm.

The site Reception office is approached via a 2450mm (96") wide ramp with a firm but uneven packed gravel and sand surface. Viewed from the car park entry barrier, the office is to the right, behind the Beachside Grill.

The entrance to the office is to the front of the building. There is a 850mm (33") wide doorway. There is a chair with a seat height of 45cm. Desk height is 73cm. Floorspace in front of the desk is 123cm x 184cm. The room is well lit with good natural light and incandescent bulb electric lighting.



# The Villas

## **Burrows 1**

1 The Burrows is a four berth villa, approached on the same level as the car park, through a 970mm (38") wide gate, onto a 600mm (23 ½") wide flagstone path, bordered by grass/sand.

There is a 180mm (6 ½") high step to the entrance, and then a 150mm (6") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the sitting room.

The garden is grassed and has two levels. Part of the lower level is accessed past a picnic bench, with a 590mm (23") gap at its narrowest point.

The raised area of the garden is to the left (viewed from the entrance gate) and access a paved step.

## **Burrows 2**

2 The Burrows is a four berth villa, approached from the car park via three stone steps with a 135mm (5 ½") rise to each step. There is a handrail to the right of the steps. At the top of the steps there is a 970mm (38") wide gate, opening onto a 600mm (23 ½") wide flagstone path, bordered by grass/sand.

There is a 180mm (6 ½") high step to the entrance, and then a 150mm (6") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the sitting room.

The garden is grassed, and has a 2600mm (102") wide level area to the right (viewed from the entrance gate). To the left the grassed area slopes upwards towards the boundary.

## **Burrows 3**

3 The Burrows is a four berth villa, approached from the car park via three stone steps with a 154mm (6") rise to each step. At the top of the steps there is a 970mm (38") wide gate, leading onto a 600mm (23 ½") wide flagstone path, bordered by grass.

There is a 180mm (6 ½") high step to the entrance, and then a 150mm (6") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the sitting room.

The garden is grassed, and has a 2600mm (102") wide level area to the right (viewed from the entrance gate). To the left the grassed area slopes upwards towards the boundary.

# The Villas

## **Burrows 4**

4 The Burrows is a four berth villa, approached from the car park via five stone steps with a 135mm (5 ½") rise to each step. At the top of the steps there is a 970mm (38") wide gate, leading onto a 600mm (23 ½") wide flagstone path, bordered by grass.

There is a 180mm (6 ½") high step to the entrance, and then a 150mm (6") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the sitting room.

The garden is grassed, and has a 2600mm (102") wide level area to the right (viewed from the entrance gate). To the left the grassed area slopes upwards towards the boundary.

## **Burrows 5**

5 The Burrows is a four berth villa, approached from the car park via seven stone steps. The first five steps have a 154mm (6") rise to each step, and the final two steps have a 135mm (5 ½") rise. At the top of the steps there is a 970mm (38") wide gate, leading onto a 600mm (23 ½") wide flagstone path, bordered by grass.

There is a 165mm (6 ½") high step to the entrance, and then a 150mm (6") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the sitting room.

The garden is grassed, and has a 2600mm (102") wide level area to the right (viewed from the entrance gate). To the left the grassed area slopes upwards towards the boundary.

## **Burrows 6**

6 The Burrows is a four berth villa, approached from the car park via seven stone steps. The steps have a variable rise from 125-180mm (5"-7") rise. At the top of the steps there is a 870mm (34½") wide gate, leading onto a 600mm (23 ½") wide flagstone path, bordered by grass/sand.

There is a 160mm (6 ½") high step to the entrance, and then a 90mm (3 ½") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the sitting room.

# The Villas

## **Burrows 7**

7 The Burrows is a four berth villa, approached from the car park via six concrete steps. The steps have a variable rise from 160-170mm (6 ½"-7") rise and width of 900mm (3ft). At the top of the steps there is a 970mm (38") wide gate, leading onto a 450mm (19 ½") wide flagstone path, bordered by grass.

There is a 160mm (6 ½") high step to the entrance, and then a 90mm (3 ½") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the sitting room.

## **Burrows 8**

8 The Burrows is a four berth villa, approached from the car park via six concrete steps. Step 1 has a rise of 200mm (8") and steps 2-6 have a rise of 160mm (6 ½") with a width of 900mm (3ft). At the top of the steps there is a 1050mm (41 ½") wide gate, leading onto a 450mm (17 ½") wide flagstone path, bordered by grass.

There is a 255mm (10") high step to the entrance, and then a 102mm (4") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the sitting room.

## **Burrows 9**

9 The Burrows is a four berth villa. It is approached from two ways from the car park.

One is via a gentle slope, initially tarmac leading to grass. At the top of the slope there is a 1040mm (41") wide gate, leading onto a flagstone area, then onto an even grass surface.

The second is via eight concrete steps. Step 1 has a rise of 190mm (7 ½") Steps 2-8 have a variable rise from 130mm to 150mm (5"-6") all steps are 900mm (3ft) wide. At the top of the steps there is a 1050mm (41 ½") wide gate, leading onto a 450mm (17 ½") wide flagstone path, bordered by grass.

There is a 255mm (10") high step to the entrance, and then a 102mm (4") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the sitting room.

### ***Please note:***

***Due to the nature of the site and location, the grassed gardens of all Villas can get quite sandy which often creates an uneven surface.***

# The Villas

## **Burrows 10**

10 The Burrows is a six berth villa, approached from the car park via a gentle slope with a loose sandy surface. The entrance gate is approximately 15m (50ft) from the closest parking space. There is a level entry to the 770mm (31") wide gate, leading onto a firm sandy grass surface.

There is a 25mm (1") step over a wooden batten, then a 180mm (7") high lip to the door frame. The door is a centre opening double door, 1110mm (44") wide, leading into the central sitting room.

## **Burrows 11**

11 The Burrows is a six berth villa, approached from the car park via a gentle slope with a loose sandy surface. The entrance gate is approximately 30m (100ft) from the closest parking space. There is a level entry to the 770mm (31") wide gate, leading onto a firm sandy grass surface.

There is a 230mm (9") step to the main entrance, then a 250mm (10") lip to the door frame. The door is a centre opening double door, 1140mm (45") wide, leading into the central sitting room.

## **Burrows 12**

12 The Burrows is a six berth villa, approached from the car park via a gentle slope with a loose sandy surface. The entrance gate is approximately 45m (150ft) from the closest parking space.

There is direct entry from the path, with a 180mm (7") step to the main entrance, then a 230mm (9") lip to the door frame. The door is a centre opening double door, 1140mm (45") wide, leading into the central sitting room, with the open plan kitchen to the right.

## **Burrows 13**

13 The Burrows is a six berth villa, approached from the car park via a gentle slope with a loose sandy surface. The entrance gate is approximately 30m (100ft) from the closest parking, or 60m (200ft) from the main car park.

There is direct entry from the path, with a 160mm (6 ½") step to the main entrance, then a 200mm (8") lip to the door frame. The door is a centre opening double door, 1140mm (45") wide, leading into the central sitting room.

# The Villas

## **Burrows 14**

14 The Burrows is a six berth villa, approached from the car park via a gentle slope with a loose sandy surface. The entrance gate is approximately 15m (50ft) from the closest parking, or 90m (250ft) from the main car park.

There is direct entry from the path, with a 160mm (6 ½") step to the main entrance, then a 90mm (3 ½") lip to the door frame. The door is a centre opening double door, 1140mm (45") wide, leading into the central sitting room. There is also a single leaf door on the far side of the Villa.

## **Dunes 1**

1 The Dunes is a four berth villa, approached via a partially tarmac, partially sand and gravel sloped path from the car park. The property is approximately 45m (150ft) from the closest parking space.

There is a sloped, paved entry to the 980mm (38 ½") wide gate, leading onto a 890mm (35") wide flagstone path to the main entrance, bordered by grass. There is a 205mm (8") step to the main entrance. The door is a centre opening double door, 1100mm (43 ½") wide, leading into the sitting room.

There is a raised wooden decking area in the garden.

## **Dunes 2**

2 The Dunes is a four berth villa, approached either via a partially sand and gravel sloped path from the car park. The property is approximately 45m (150ft) from the closest parking space.

There is a level entry to the 980mm (38 ½") wide gate, leading onto a 890mm (35") wide flagstone path to the main entrance, bordered by grass/sand. There is a 205mm (8") step to the main entrance. The door is a centre opening double door, 1100mm (43 ½") wide, leading into the sitting room.

There is a raised wooden decking area in the garden.

# The Villas

## **Dunes 3**

3 The Dunes is a six berth villa, approached via a sloped, hard packed sand and gravel path, minimum 2m (6 ½ft) wide. The villa is approximately 6m (20ft) from the closest parking space.

There is a level entry to the 860mm (34") wide gate, leading onto grass. There is a 25mm (1") lip and then a 280mm (11") step to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by an uneven grassed/sandy garden. There is a 4.3m (14ft) x 2.9m (9½ ft) level slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio.

## **Dunes 4**

4 The Dunes is a six berth villa, approached via a sloped, hard packed sand and gravel path, minimum 2m (6 ½ft) wide. The villa is approximately 21.3m (70ft) from the closest parking space.

There is a level entry to the 860mm (34") wide gate, leading onto grass. There is a 25mm (1") lip and then a 230mm (9") step to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by an uneven grassed/sandy garden. There is a 4.3m (14ft) x 2.9m (9½ft) level slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio.

## **Dunes 5**

5 The Dunes is a six berth villa, approached via a sloped, hard packed sand and gravel path, minimum 2m (6 ½ft) wide. The villa is approximately 36.5m (120ft) from the closest parking space.

There is a level entry to the 860mm (34") wide gate, leading onto grass. There is a 230mm (9") step to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by an uneven grassed/sandy garden. There is a 4.3m (14ft) x 2.9m (9½ft) level slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio.

# The Villas

## **Dunes 6**

6 The Dunes is a six berth villa, approached via a sloped, hard packed sand and gravel path, minimum 2m (6 ½ft) wide. The villa is approximately 52m (170ft) from the closest parking space.

There is a level entry to the 860mm (34") wide gate, leading onto grass. There is a 102mm (4") lip and then a 205mm (8") step to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by an uneven sandy grassed garden. There is a 4.3m (14ft) x 2.9m (9½ft) level slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio.

## **Dunes 7**

7 The Dunes is a six berth villa, approximately 45m (150ft) from the main car park up a steeply sloped tarmac path, or approximately 67m (220ft) from the parking beside 3 the Dunes, approached via a sloped, hard packed sand and gravel path, minimum 2m (6 ½ft) wide.

There is a level entry to the 860mm (34") wide gate, leading onto sandy grass. There is a 230mm (9") step to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by an uneven grassed garden. There is a 4.3m (14ft) x 2.9m (9½ft) level slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio.

## **Dunes 8**

8 The Dunes is a six berth villa, approximately 30m (100ft) from the main car park up a steeply sloped tarmac path.

There is a level entry to the 860mm (34") wide gate, leading onto sandy grass. There is a 230mm (9") step to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by an uneven grassed garden. There is a 4.3m (14ft) x 2.9m (9½ ft) level slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio.

# The Villas

## **Dunes 9**

9 The Dunes is an eight berth villa, approximately 36.5m (120ft) from the main car park up a steeply sloped tarmac path.

There is a level entry to the 860mm (34") wide gate, leading onto grass. There is a 70mm (2½") lip and then a 140mm (5½") step to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by an undulating grassed garden. There is a 2.3m (8ft) x 1.8m (6½ ft) level slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio. There is a large step down from the patio to the grassed garden, which varies between 150-320mm (6-12½") drop.

## **Dunes 10**

10 The Dunes is a six berth villa, approached via a sloped, hard packed sand and gravel path, minimum 2m (6 ½ft) wide. The villa is approximately 46.5m (160ft) from the closest parking space.

There is a level entry to the 860mm (34") wide gate, leading onto grass. There is a 230mm (9") step to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by a level grassed garden. There is a 4.3m (14ft) x 2.9m (9½ft) level slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio.

## **Dunes 11**

11 The Dunes is a six berth villa, approached via a sloped, hard packed sand and gravel path, minimum 2m (6 ½ft) wide. The villa is approximately 33.5m (110ft) from the closest parking space.

There is a level entry to the 860mm (34") wide gate, leading onto grass. There is a 255mm (10") step to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by a level grassed garden. There is a 4.3m (14ft) x 2.9m (9½ ft) level slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio.

# The Villas

## **Dunes 12**

12 The Dunes is an eight berth villa, approached via a gentle sloping gravel incline. The villa is approximately 23m (75ft) from the closest parking space.

There is one step to the entrance. There is a 230mm (9") lip to the entrance. The door is a single door, 780mm (30½") wide, leading into the lobby.

The property is surrounded by a grassed/sandy garden with a 2.3m (8ft) x 1.8m (6½ ft) slabbed patio area, accessed via the sitting room double doors, which are 1100mm (43 ½") wide with a 230mm (9") step down onto the patio.

**FOR PHOTOS OF ALL VILLA INTERIORS PLEASE SEE THE INDIVIDUAL VILLA LISTING ON OUR WEBSITE:**

**[WWW.SAUNTONBEACHVILLAS.CO.UK/BEACH-VILLAS](http://WWW.SAUNTONBEACHVILLAS.CO.UK/BEACH-VILLAS)**

# Interior Types - Type A (Burrows 1-9)

## **Sitting Room**

The sitting room is well lit with good natural light from large windows, a central switched electric light, and a standard lamp. The flooring contrasts well with cream walls and white doorframes.

There are two double seat sofas and a coffee table, as well as a wall mounted smart TV. There is at least 930mm (36 ½") clearance around the furniture in the sitting room.

## **Bedroom one (double)**

Bedroom one is accessed via the right-hand doorway from the sitting room (as viewed from the main entrance double door).

There is a minimum 920mm (36") clearance to access the king bed, with 430mm (17") access around the bed to the far side.

The room is well lit with good natural light from large windows, a central switched electric light, and two touch-dimmable bedside lights.

## **Bedroom two (twin)**

Bedroom two is accessed via the central doorway from the sitting room (as viewed from the main entrance double door).

There is a minimum 920mm (36") clearance to access the first bed, with 460mm (18") access around this bed to get to the second bed.

The room is well lit with good natural light from large windows, a central switched electric light, and two touch-dimmable bedside lights.

## **Kitchen**

The kitchen is accessed via the left-hand doorway from the sitting room (as viewed from the main entrance double door).

The kitchen has cream walls with white skirting, contrasting well with the wood effect floor. The kitchen units are grey, with black worktops. The worktop surfaces are 920mm (36") high, with a built in electric cooker, and a twist lever mixer tap on the sink. There is a minimum 900mm (35 ½") access around the kitchen table.

The room is well lit with good natural light from large windows and a central switched electric light.

# Interior Types - Type A (Burrows 1-9)

## **Lobby**

The lobby is at the other end of the sitting room to the main entrance doors, and leads to the bathroom and a second external door.

There is good natural light via the window in the external door, and a central switched electric light.

The external door is 690mm (27 ½") wide, with a 150mm (6") lip to the door frame and a 180mm (6 ½") step out.

## **Bathroom**

The bathroom is equipped with a white bathroom suite, and white walls, contrasting with the wood effect floor.

There is 1090mm (43") access to the side of the bath, which is 540mm (21") high. The bath has two built in silver grab handles, and separate lever taps, Hot on the left and Cold on the right.

There is a twist dial electric shower over the bath, with an additional white grab rail on a white wall, at a height for standing use.

The toilet has a 420mm (16 ½") seat height, with a central push button flush. For a wheelchair user the chair cannot be accommodated next to the toilet, so it would be a front transfer. There is one grab rail to the left of the toilet (viewed from the position of a seated toilet user).

The sink is 890mm (35") high, with hot and cold taps.

There is a towel rail behind the door, 1060mm (42") from the floor.

# Interior Types - Type A (Burrows 1-9)



# Interior Types - Type B (Burrows 10, 11, 13,14\*)

\*Please note that Burrows 14 has a walk in shower, not a shower over bath.

## **Sitting Room**

The sitting room is well lit with good natural light from large windows, and a central switched electric light. The flooring contrasts well with cream walls and white doorframes.

There are two double seat grey sofas and a coffee table, as well as a wall mounted smart TV. There is at least 900mm (36") clearance around the furniture in the sitting room.

## **Bedroom one (double)**

Bedroom one is accessed via the left-hand doorway from the sitting room (as viewed from the main entrance double door).

There is a minimum 820mm (32") clearance to access the king bed, with 560mm (22") access around the bed to the far side.

The room is well lit with good natural light from large windows, a central switched electric light, and a switched bedside light.

## **Bedroom two (twin)**

Bedroom two is accessed via the second left hand doorway from the sitting room (as viewed from the main entrance double door).

There is a minimum 870mm (34") clearance to access the first bed, with 350mm (14") access around this bed to get to the second bed.

The room is well lit with good natural light from large windows, a central switched electric light, and a switched bedside light.

## **Bedroom three (twin)**

Bedroom three is accessed via the central doorway from the sitting room (as viewed from the main entrance double door).

There is a minimum 860mm (34") clearance to access the first bed, with 360mm (14") access around this bed to get to the second bed.

The room is well lit with good natural light from large windows, a central switched electric light, and a switched bedside light.

# Interior Types - Type B (Burrows 10, 11, 13,14\*)

## **Kitchen**

The kitchen is accessed via the right-hand doorway from the sitting room (as viewed from the main entrance double door).

The kitchen has cream walls with white skirting, contrasting well with the wood effect floor. The kitchen units are light grey, with dark worktops. The worktop surfaces are 890mm (35") high, with a built in electric cooker, and a twist lever mixer tap on the sink.

There is a minimum 700mm (28") access around the kitchen table. The room is well lit with good natural light from large windows and a central switched electric light.

## **Lobby**

The lobby is at the other end of the kitchen from the door to the sitting room, and leads to the bathroom, separate toilet, and a second external door.

There is good natural light via the window in the external door, and a central switched electric light.

The external door is 770mm (30") wide, with a 200mm (8") step down into the garden.

## **Bathroom**

The bathroom is on the left-hand side when viewing the lobby from the kitchen. Burrows 10-13: There is a twist dial electric shower over the bath, without any additional grab rails. There is at least 1020mm (40") access to the side of the bath, which is 550mm (22") high. The bath has two built in silver grab handles, and separate twist taps, Cold on the left and Hot on the right.

Burrows 14: There is a twist dial electric shower over a walk in shower tray with a glass screen. There is a 6inch step up onto the shower tray.

The sink is 780mm (31") high, with twist taps, Cold on the left and Hot on the right.

There is a central pull switch electric light, as well as plenty of natural light from the large window.

## **Toilet**

The toilet has a 450mm (18") seat height, with a right hand lever flush. For a wheelchair user, the chair cannot be accommodated next to the toilet, so it would be a front transfer only. There is a central electric light, operated by pull switch, and also good natural light from the (frosted) window.

# Interior Types - Type B (Burrows 10, 11, 13,14\*)



B10 - 13 only. B14 has a shower tray with a glass screen.



# Interior Types - Type C (Burrows 12)

## **Sitting Room**

The sitting room is well lit with good natural light from large windows, and a central switched electric light. The flooring contrasts well with cream walls and white doorframes.

There are two double seat grey sofas and a coffee table, as well as a wall mounted smart TV. There is at least 930mm (36 ½") clearance around the furniture in the sitting room.

## **Kitchen**

The kitchen has open plan access to the sitting room, accessed to the right of the sitting room (as viewed from the main entrance double door).

The kitchen has cream walls with white skirting, contrasting well with the wood effect floor. The kitchen units are beech, with green worktops. The worktop surfaces are 900mm (36") high, with a built in electric cooker, and a twist lever mixer tap on the sink.

There is a minimum 700mm (28") access around the kitchen. The room is well lit with good natural light from large windows and a multiple spotlights, switched together from a wall mounted on /off switch.

## **Bedroom one (double)**

Bedroom one is accessed via the left-hand doorway from the sitting room (as viewed from the main entrance double door).

There is a minimum 820mm (32") clearance to access the king bed, with 530mm (21") access around the bed to the far side. The room is well lit with good natural light from large windows, a central switched electric light, and a switched bedside light.

## **Bedroom two (twin)**

Bedroom two is accessed via the second left hand doorway from the sitting room (as viewed from the main entrance double door).

There is a minimum 820mm (32") clearance to access the first bed, with 370mm (14½") access around this bed to get to the second bed. The room is well lit with good natural light from large windows, a central switched electric light, and a switched bedside light.

# Interior Types - Type C (Burrows 12)

## **Bedroom three (twin)**

Bedroom three is accessed via the central doorway from the sitting room (as viewed from the main entrance double door).

There is 630mm (25") clearance between the beds to access either bed.

The room is well lit with good natural light from large windows, a central switched electric light, and a switched bedside light.

## **Lobby**

The lobby is at the other end of the kitchen from the sitting room, and leads to the bathroom, separate toilet, and a second external door.

There is good natural light via the window in the external door, and a central switched electric light.

The external door is 770mm (30") wide, with a 230mm (9") step down onto grass.

## **Bathroom**

The bathroom is on the left-hand side when viewing the lobby from the kitchen.

There is at least 1020mm (40") access to the side of the bath, which is 540mm (21½") high. The bath has two built in silver grab handles, and separate lever taps, Hot on the left and Cold on the right.

There is a lever mixer shower over the bath, without any additional grab rails. The sink is 860mm (34") high, with lever taps, Hot on the left and Cold on the right.

There is a central pull switch electric light, as well as plenty of natural light from the large window. There is a mirror on the left hand wall (viewed from the door), with a built in vanity light on a pull switch. The pull switch is 1930mm (76") from the floor.

## **Toilet**

The toilet is accessed via double doors with a maximum 500mm (20") opening.

The toilet has a 450mm (18") seat height, with a right hand lever flush. For a wheelchair user, the chair cannot be accommodated next to the toilet, so it would be a front transfer only. There is a small sink in the toilet 850mm (33 ½") high, with a lever mixer tap. There is a central electric light, operated by pull switch, and also good natural light from the (frosted) window.

# Interior Types - Type C (Burrows 12)



# Interior Types - Type D (Dunes 1 & 2)

## **Sitting /Dining Room**

The sitting room is well lit with good natural light from large windows, and a central switched electric light. The flooring contrasts well with cream walls and white doorframes.

There is a corner sofa and a coffee table, centred around a wall mounted smart TV. There is also a beach and white dining table set with four chairs. There is at least 930mm (36 ½") clearance around the furniture in the sitting room.

## **Kitchen**

The kitchen is access from the sitting room from a door opposite the main entrance door.

The kitchen has cream walls with white skirting, contrasting well with the wood effect floor. The kitchen units are grey, with dark worktops. The worktop surfaces are 890mm (35") high, with a built in electric cooker, and a twist lever mixer tap on the sink.

There is a minimum 1080mm (42 ½") access around the kitchen.

The room is well lit with good natural light from large windows and a central on /off switched electric light.

There secondary external door is in the kitchen, 700mm (27½") wide, leading to a 200mm (8") step onto flagstones.

## **Bedroom one (double)**

Bedroom one is accessed via the right-hand doorway from the lobby leading off of the sitting room.

There is a minimum 1060mm (42") clearance to access the double bed, with 360mm (15") access around the bed to the far side.

The room is well lit with good natural light from large windows, a central switched electric light, and two touch dimmable bedside lights.

# Interior Types - Type D (Dunes 1 & 2)

## **Bedroom two (twin)**

Bedroom two is accessed via the doorway straight ahead in the lobby leading off of the sitting room. The room has a narrower doorway than the other rooms, at 670mm (26") wide.

There is a minimum 610mm (24") clearance between the beds to access both beds.

The room is well lit with good natural light from large windows, a central switched electric light and two touch dimmable bedside lights

## **Bathroom**

The bathroom is accessed via the left-hand doorway from the lobby leading off of the sitting room.

The bath is 550mm (22") high. The bath has two built in silver grab handles and an additional white grab handle on the wall. The bath has separate lever taps, Hot on the left and Cold on the right.

There is a lever mixer shower over the bath.

The sink is 890mm (35") high, with lever taps, Hot on the left and Cold on the right.

The toilet is 420mm (16½") high to the seat, with a push button flush.

There is a 400mm (16") clearance to the right of the toilet, so for a wheelchair user the toilet would be a front transfer only.

There is a central pull switch electric light, as well as plenty of natural light from the large window.

# Interior Types - Type D (Dunes 1 & 2)



# Interior Types - Type E (Dunes 3 - 8, 10 & 11)

## **Lobby**

The Lobby provides access to the kitchen on the left, the bathroom straight ahead and the separate toilet to the right (as viewed from the entrance door).

There is good natural light via the window in the external door, and a central switched electric light.

## **Toilet**

The toilet is accessed via a single door with a maximum 590mm (23 ½") opening.

The toilet has a 430mm (17") seat height, with a left hand lever flush.

For a wheelchair user, the chair cannot be accommodated next to the toilet, so it would be a front transfer only.

There is a central electric light, operated by pull switch, and also good natural light from the (frosted) window.

## **Bathroom**

The bathroom is on the left hand side when viewing the lobby from the kitchen, accessed via a 760mm (30½") wide doorway.

The bath is 570mm (22½") high. The bath has two built in silver grab handles, and separate twist taps, Hot on the left and Cold on the right.

There is a twist mixer electric shower over the bath.

The sink is 820mm (32") high, with twist taps, Hot on the left and Cold on the right.

There is a central pull switch electric light, as well as plenty of natural light from the large window.

## **Kitchen**

The kitchen is accessed to the left of the entrance door into the lobby

The kitchen has cream walls with white skirting, contrasting well with the wood effect floor. The kitchen units are beech, with black worktops. The worktop surfaces are 920mm (36½") high, with a built in electric cooker, and a twist lever mixer tap on the sink.

There is a minimum 860mm (34") access around the kitchen.

The room is well lit with good natural light from large windows and a central switched electric light.

# Interior Types - Type E (Dunes 3 - 8, 10 & 11)

## **Sitting Room**

The sitting room is accessed via a 740mm (29") entrance at the opposite end of the kitchen to the Lobby. The sitting room is well lit with good natural light from large windows, and a central switched electric light. The flooring contrasts well with cream walls and white doorframes.

There are two double seat sofas and a coffee table, as well as a wall mounted smart TV. There is at least 900mm (35 ½") clearance around the furniture in the sitting room.

The sitting room has 740mm (29") doors to the bedrooms, and also has 1110mm (44") wide double doors leading to the garden, via 230mm (9") step onto paving slabs.

## **Bedroom one (double)**

Bedroom one is accessed via the doorway from the sitting room directly opposite the kitchen.

There is a minimum 860mm (34") clearance to access the double bed, with 630mm (25") access around the bed to the far side.

The room is well lit with good natural light from large windows, a central switched electric light and a switched bedside light.

## **Bedroom two (twin)**

Bedroom two is accessed via the far right hand doorway from the sitting room (as viewed from the kitchen).

There is a minimum 850mm (33 ½") clearance to access the first bed, with 460mm (18") access around this bed to get to the second bed. The room is well lit with good natural light from large windows and a central switched electric light.

## **Bedroom three (twin)**

Bedroom three is accessed via the near right hand doorway from the sitting room (as viewed from the kitchen).

There is a minimum 800mm (31½") clearance to access the first bed, with 460mm (18") access around this bed to get to the second bed.

The room is well lit with good natural light from large windows, a central switched electric light, and a switched bedside light.

# Interior Types - Type E (Dunes 3 - 8, 10 & 11)



# Interior Types - Type F (Dunes 9 and 12)

## **Lobby**

The Lobby provides access to the kitchen on the left, the bathroom straight ahead and the separate toilet to the right (as viewed from the entrance door). There is good natural light via the window in the external door, and a central switched electric light.

## **Toilet**

The toilet is accessed via a single door with a maximum 590mm (23 ½") opening. The toilet has a 480mm (19") seat height, with a right hand lever flush. For a wheelchair user, the chair cannot be accommodated next to the toilet, so it would be a front transfer only. There is a central electric light, operated by pull switch, and also good natural light from the (frosted) window.

## **Bathroom**

The bathroom is on the left hand side when viewing the lobby from the kitchen, accessed via a 760mm (30½") wide doorway.

The bath is 570mm (22½") high. The bath has two built in silver grab handles, and separate twist taps, Hot on the left and Cold on the right.

There is a twist mixer electric shower over the bath. The sink is 790mm (32") high, with twist taps, Hot on the left and Cold on the right.

There is an additional toilet in the bathroom, with a 440mm (17") seat height and a right hand lever flush. This is a left transfer toilet for wheelchair users.

There is a central pull switch electric light, as well as plenty of natural light from the large window.

## **Kitchen**

The kitchen is accessed to the left of the entrance door into the lobby via a 760mm (30½") wide doorway.

The kitchen has cream walls with white skirting, contrasting well with the wood effect floor. The kitchen units are beech, with black worktops. The worktop surfaces are 920mm (36½") high, with a built in electric cooker, and a twist lever mixer tap on the sink.

There is a minimum 900mm (35") access around the kitchen. The room is well lit with good natural light from large windows and a central switched electric light.

# Interior Types - Type F (Dunes 9 and 12)

## **Sitting Room**

The sitting room is accessed via a 740mm (29") entrance at the opposite end of the kitchen to the Lobby. The sitting room is well lit with good natural light from large windows, and a central switched electric light. The flooring contrasts well with cream walls and white doorframes.

There are two red double seat sofas, two red arm chairs and a coffee table, as well as a wall mounted TV and DVD player. There is at least 900mm (35 ½") clearance around the furniture in the sitting room. The sitting room has 740mm (29") doors to the bedrooms, and also has 1110mm (44") wide double doors leading to the garden, via 230mm (9") step onto paving slabs.

## **Bedroom one (double)**

Bedroom one is accessed via the doorway from the sitting room directly opposite the kitchen. There is a minimum 1040mm (41") clearance to access the double bed, with 780mm (31") access around the bed to the far side. The room is well lit with good natural light from large windows, a central switched electric light and a switched bedside light.

The bedroom also contains a small sink with a twist mixer tap; the sink has an 830mm (33") basin height. There is also a mirror with a vanity light and shaver socket, the light pull is 1650mm (65") from the floor.

## **Bedroom two (twin)**

Bedroom two is accessed via the far right hand doorway from the sitting room (as viewed from the kitchen). There is a minimum 1100mm (43 ½") clearance to access the first bed, with 770mm (30") access around this bed to get to the second bed. The room is well lit with good natural light from large windows and a central switched electric light. The bedroom also contains a small sink with a twist mixer tap; the sink has an 830mm (33") basin height. There is also a mirror with a vanity light and shaver socket, the light pull is 1650mm (65") from the floor.

## **Bedroom three (twin)**

Bedroom three is accessed via the middle right hand doorway from the sitting room (as viewed from the kitchen). There is a minimum 700mm (27 ½") clearance between the beds to access both beds. The room is well lit with good natural light from large windows, a central switched electric light, and a switched bedside light.

# Interior Types - Type F (Dunes 9 and 12)



# Other Amenities

There are a number of other amenities on site. These premises are not owned or run by Saunton Beach Villas and we are not responsible for their accessibility, however we have included a description of them here for the convenience of our guests. They are listed in the order you will encounter them if you leave the villas and head towards the beach, and described as viewed if heading in that direction.

## **Beach Shop**

The beach shop sells clothing, beachwear, beach items such as windbreaks and sunscreen, and toys and souvenirs. It is accessed via a concrete ramp from the car park next to the beach. The shop has level entry over a flat concrete surface, through two side by side single width doors. The beach shop also has three beach wheelchairs for hire, to allow wheelchair users easy access to the beach and the sea. Please book beach wheelchairs in advance by calling 01271 890771 as they do book up quickly.

## **Beachside Grill Restaurant**

The Beachside Grill Restaurant is on the first floor, above the Surfed Out Surf Shop. The entrance is on the far right hand side of the building. The restaurant can be accessed either via stairs or via a wheelchair accessible lift.

## **Surfed Out Surf Shop**

Surfed out Surf Shop provides surf clothing, surf equipment and surfboards for sale or hire. The shop can be accessed via level step free entry from the car park; the entrance is on the left hand side of the building.

## **Public Toilets and Showers**

The public toilets and showers can be access either via a level, approx. 1.5m (5ft) wide paved path running down the left hand side of Surfed Out Surf Shop, or via steps directly in front of the toilets and showers. There are male and female toilet facilities, and a separate disabled toilet, accessible via the RADAR national key scheme (also known as NKS). There are unisex open air showers.

## **Walking on Waves Surf School**

Walking on Waves surf school offers surfing lessons at various levels of ability. It is located in a wooden structure in the car park, to the left of the beach access. Walking on Waves is accessed via a single step entry, approximately 300mm (12") high.

## **Saunton Break Café**

Saunton Break Café serves a range of hot and cold food, drinks, and ice creams. It is accessed via a concrete ramp from the car park next to the beach access, approximately 4m (13ft) wide. The Café serves via a serving hatch directly to customers outdoors, as well as to customers indoors at tables, accessed via a set of double doors with an approximately 200mm (8") entry lip.

## **Surf Saunton**

Saunton Surf School offers surfing lessons at various levels of ability. It is located in a unit beyond the Beach Shop, accessed via the same concrete ramp from the car park next to the beach access. The Surf School has a large step to its entrance, approximately 305mm (12") high.

## **Beach Hut & Windbreak Hire**

There is beach hut, deckchair and windbreak hire available on the beach. The hire shop is to the left of the beach access ramp, on a high concrete base, accessed via 8 large steps with approximately 305-350mm (12"-14") rise to each step. Staff from the hire shop are willing to assist customers who are unable to access the steps by bring their hire equipment down to beach level.

# Beach Access

The beach is accessed via a partially sand covered concrete ramp, approximately 25m (80ft) in length.

At the end of the concrete ramp there is a lip, leading onto the soft sand of the beach. crossing the 'band' of soft sand at the top of the beach, the surface becomes hard packed sand, which may be wet or dry depending on the tide. There is rubber matting to the left hand side (looking at the beach) providing a sloped access to the beach.

Saunton has an 8.5m tidal fall; given the very gentle slope of the beach, this means that at low tide the sea can retreat a very long way from the shore, leaving a wide expanse of flat sandy beach. The sand is soft and flat.



Concrete ramp from car park to the beach. Approx 25m long and sloped.



To the left of the ramp at the bottom there is rubber matting to allow wheelchairs on to the beach.



Rubber matting.



Looking up the ramp/rubber mat from the beach. Watch for stones and be aware that the sand can be very soft and dry.