

## **FOUR SEASONS B&B**

### **ACCESS STATEMENT**

#### **Introduction**

Four Seasons is a three-bedroom, newly renovated property which originally formed part of the local inn of Seven Ash. It is situated on the A358 main route from Taunton to Minehead and gives easy access to the surrounding areas of West Somerset. All rooms are situated on the first floor and have en-suite facilities. Extra large shower trays with power showers are in all rooms and one of the larger doubles also has a bath with hand-held shower attachment. Four Seasons offers bed and breakfast. Breakfast is served in the dining room which is situated on the ground floor and seating is on separate tables. All rooms are totally non-smoking.

#### **Public Transport Links**

The nearest main line station is Taunton which has regular services to London Paddington, the North and South West. A taxi from Taunton would take approximately 25 minutes and cost around £25 - £30.

There is also a regular bus route from Taunton station and Taunton town centre which runs every half hour during the day and hourly in the evenings. The bus route is X28 and stops directly outside the property. It picks up across the road directly opposite the property.

#### **Approach and car parking**

Four Seasons is situated along the A358 in the small hamlet of Seven Ash between the villages of West Bagborough, Triscombe and Lydeard St Lawrence. There is a large tarmac area at the front of the property which provides good turning space with a substantial gravelled parking area to the side of the property offering parking for up to four cars. It is a level surface from the car park area to the entrance of the house.

#### **Dining Room**

There is a small step into the main house. Reception is an informal, tiled area leading on to the dining room which is carpeted. Guests eat at separate tables.

#### **First floor bedrooms**

There are 14 steps to the first floor landing which has a handrail on the left-hand side. All bedrooms lead from this landing and have between 71 – 74cm door widths. All bedrooms are equipped with anti-allergy pillows, protectors and duvets, together with extra bed throws. Sheets and blankets are available on request.

#### **Bedroom 1**

This is a relatively large double room with built-in wardrobe and en-suite. The bedroom is carpeted and the en-suite has a tiled floor. There is a 4ft 6in double bed with modern interior sprung mattress. There is an 24cm step up into the shower and there is no seat or grab rail in the shower

**Bedroom 2**

This is a twin-bedded room with small en-suite. The bedroom is carpeted and the en-suite has a tiled floor. The beds are 3ft single divan beds with comfortable headboards. One of the beds is against the wall and there is space between the beds of 44cm. There is an 24cm step up into the shower and there is no seat or grab rail in the shower

**Bedroom 3**

This is a relatively large double room with en-suite comprising of separate shower and bath with hand-held shower attachment. The bedroom is carpeted and the en-suite has a tiled floor. There is a 4ft 6in double bed with modern interior sprung mattress. There is a 24cm step up into the shower and there is no seat or grab rail in the shower but there is a small rail on the side of the bath.

**Special diets**

Guests with special dietary needs can be accommodated with advance notice. Breakfast is prepared using locally-sourced ingredients where possible.

**Pets**

At present we do not have facilities to accommodate pets.

If you have any additional queries that are not covered here, please let us know. We will be happy to answer any questions you may have.