

Brookside Guest House

Access Statement

Introduction

We aim to cater for the needs of all visitors. Our home is situated on the A3022 which is the main road into Brixham town centre. The house is a professionally converted bungalow, there are therefore some features which might make access difficult for those with limited mobility. We are located on a slight incline and have 4 rooms on two levels. Rooms are not suitable for wheelchair users.

Pre-Arrival

- We are located on the A3022 which is the main road into Brixham. Consequently at times the road can be quite busy.
- There is a bus stop 200m from the entrance along level paths from where there are regular services. Service No 12
- The nearest shops are around 1/4 mile away.
- The nearest railway station is Paignton, which is approximately 5 miles away. Taxis are usually available at the station but we can book one for you in advance if required. We also offer a pick up service on request.
- There are several local taxi companies; we can make bookings in advance for you.
- There is an across the Bay ferry service to Torquay – there is no need to book in advance, sailing from Brixham Quay to Princess Pier Torquay also there is a service to Dartmouth.
- Menus can be provided in large print if required. We regret we do not have the facilities to prepare documents in Braille.
- Our website www.brooksidebrixham.co.uk provides pictures of our accommodation/garden and further information about the services we provide.
- You can contact us by telephone or e-mail. Please see the “Contact Information” section of this document for full details.
- We regret that we are unable to accommodate dogs or pet`s

Arrival and Car Parking

- To ensure your accommodation is ready we ask that guests do not normally arrive before 2pm. earlier arrival may, however, be possible by arrangement.
- Parking is on a level drive in front of the main door. We also have additional parking at the rear of the property. Access to the rear parking is via a right turn into Beverley Rise (whilst driving in the direction of Brixham Town Centre). The rear car park is clearly signed we have parking for six cars
- We offer assistance with luggage.

Main Entrance

- The front entrance leads into the hall. There is a small step.
- The front door is normally open but please ring the bell on your arrival.

- Guests are escorted to their rooms and will have the facilities explained.
- The hallway leads to the breakfast room and also to guest room No1.
- In the hallway is a clearly marked bell which will contact us for assistance at any time.
- If we are out at any time we have a „how to contact us“ message on the hall table.
- Carpets are fitted throughout

Guest Accommodation – Public Areas

- The hallway leads into the breakfast room. There are 14 steps (stairs) to the first floor which has a handrail on both sides. The stairs are carpeted.
- We have 3 guest bedrooms on the first floor (please section „bedrooms“ for more information)
- The house is centrally heated throughout however temperatures can be adjusted in each room to suit individual requirements.
- Access to the garden is through a side gate also from the rear car park.
- A selection of local maps, magazines, and books are available.

Breakfast Room

- Breakfast is served in the breakfast room on the ground floor.
- Furniture layout is flexible and can be repositioned on request.
- There are 4 tables 76cm high – 3 are pedestal style and 2 have legs on each corner.
- The room is fully carpeted.
- The chairs are without arms and can be repositioned.
- We do play background music.
- At table service is offered.
- Vegan, vegetarian, gluten free and most other special diets are catered for.
- There is no smoking throughout the premises.

Guest Bedrooms

- There is a small suite on the ground floor comprising of a sitting room, bedroom, en suite facilities including shower, WC and washbasin together with a heated towel rail.
- There are two en-suite rooms on the first floor one of these is our premier suite, and one standard double room. The standard room has a washbasin, a private shower and w.c are just out side and can not be used by other guest"s
- Tea and coffee facilities are provided along with complimentary bottled water.
- We also provide a hairdryer, sewing materials, shoe clean, shower caps, a selection of books and magazines. A First Aid kit is also available.
- Free internet is available

- Our beds are made with duvets which are changed according to the season.
- We use cotton sheets .
- Hand towels, and Bath Sheets are provided
- All pillows are synthetic with cotton covers. Allergy free pillows are also available on request.
- There is hanging room for clothes, chest of drawers, bedside cabinet in each room.
- There is additional seating in each room
- Each room has a radio alarm, flat screen TV with freeview
- Carpets are fitted to all rooms with vinyl floor in all en-suites.

- Room 1 – Is to the left of the hall. Junior suite This room has a 4ft 6” double bed with access from both sides,a Flat screen TV, en-suite with shower also a small sitting room with two leather reclining chairs Flat screen TV
- Room 2 – Standard Double this is to the right at the first floor and has a 4ft 6” double bed with access from both sides and a wash basin. Flat screen TV, the shower and WC are accessed from the landing and are private to this room
- Room 3 – This is to the left on the first floor and has a 4ft 6” double bed with access from sides, en-suite, shower, washbasin and WC.
- Room 4 – Premier suite, this is to the left on the first floor and has a King size double bed with access from both sides, a T V with DVD, en-suite, shower washbasin and a sitting room with two easy chair` , a 32 inch TV, with free view

Gardens

- We have a garden with paving and decking. Guests are encouraged to use this garden at all times.
- Access to this garden is via the side of the house. Care is sometimes required if the ground is wet as it can be slippery.
- There are three 6” steps to the lower garden patio.
- We provide tables and chairs and sun loungers for guests – these can be moved.
- There is additional lighting in the garden.
- New for 2013 Garden Room with seating

Additional Information

- There is a fire extinguisher in the entrance hall and another at the top of the stairs. These appliances are serviced twice a year and the fire alarm is tested weekly.
- In the event of a fire there is a siren and emergency lighting. Please advise us if you have a hearing impairment that might prevent you hearing these warnings,

- The building can be evacuated via the door at the bottom of the guest stairs or through the breakfast room via our kitchen.
- We do not permit smoking in the house but you may smoke in the garden. Please request an ashtray

- Mobile phone reception inside is generally good but in some of the surrounding area there is a no signal.
- Wireless broadband is available throughout the house.
- We do not allow take-away food to be taken to any room
- We can keep perishables ,medication in refrigerated storage if requested

Contact Information

- Address:** 160 New Road, Brixham, TQ5 8DA
- Telephone:** is 01803 858858. When we are away from home this number is diverted to our mobile phone.
- Mobile Phone:** 07525 369678
- E-mail address:** holidays@brooksidebrixham.co.uk
- Website:** www.brooksidebrixham.co.uk
- We are open all year but do take holidays – these are posted on the website.

Future Plans for Brookside

A new garage is planned to be built in 2014/15

If you require further details or have any comments about the services we provide do not hesitate to contact us.

Updated 30/05/2014

Richard & Julie Cooke