

INTRODUCTION Red Rock Holidays consist of a block of 18 apartments on two floors. The ground floor units consist of 3 bedrooms with bathroom, open plan lounge and kitchen/dining area. The first floor units have 2 bedrooms, an en-suite bathroom, a bathroom and open plan lounge, kitchen/dining area. There are 3 private parking areas in close proximity to the apartments. **All ground floor apartments entrance and rooms have wheelchair access.**

ARRIVAL AND CAR PARKING FACILITIES There are three car parking areas marked as such and well lit which can be used, one at each end of the site and one midway at the front of the site, all with rear access to your vehicle, and more than enough spaces for the expected number of vehicles.

All parking areas are adjacent to the site entrance and in the open. The ground condition is flat and dry and consists of compacted aggregate. From the 3 parking areas there are three access routes to the apartments, two of which have wide landscaped steps and one has a rising macadam pathway with no steps and is suitable for wheelchairs.

MAIN ENTRANCE & RECEPTION There is a small reception office where you will be met and personally shown into your accommodation. The reception is not manned all day though someone is always available if needed during your stay. The entrance to the apartment has no raised thresholds which leads to ground floor units to enable wheelchairs. There are stairs leading to the first floor units.

OPEN PLAN LOUNGE DINING AREA There is seating for all occupants, on two sofas, with a coffee table and TV unit. Lighting is provided by wall lights, ceiling spots (kitchen area) and a ceiling light in the dining area. The floor surface is a 'Kardene' laminate.

The dining area contains a table with seating for all occupants.

There is a ceiling mounted carbon monoxide/heat alarm and a separate ceiling mounted fire alarm which covers the hallway to bedrooms and the kitchen/lounge area.

There is a patio (ground floor) or a balcony (1st floor), both with table and seats, accessible through the large glass 'French' style windows from the lounge

KITCHEN The kitchen area continues the open plan theme is equipped with cooker, hob, extract hood, microwave, fridge, separate freezer, washing machine, iron, cordless kettle and toaster and contains all the necessary crockery, utensils and cleaning items. Worktops are of standard height and there are cupboards and drawers.

The floor surface is a non slip 'Kardene' laminate.

BEDROOMS Doors to bedrooms on the ground floor are wide enough for wheelchairs. Lighting is ambient with a ceiling light and reading lamp alongside the bed. The flooring is a 'Kardene' laminate.

The two bedroom apartments consist of a double with en-suite and a twin. The three bedroom consist of a double, a twin and two full size bunks. The beds are of standard height and are supplied with pillows and duvets with their covers. There are wardrobes and draw units in the double and twin. All bedrooms have privacy access to the main bathroom.

BATHROOMS The en-suite bathroom has a shower cubicle, w.c. and wash basin, mirror and a radiator/towel rail. The main bathroom is similar but includes a bath. The floor surface is non slip 'Kardene' laminate with a floor mat.

HEATING The hot water and central heating is provide by a combi-boiler. Radiators have thermostatic adjustable valves and a wall control unit for adjustment of general temperature levels.

GROUNDS & GARDENS The grounds in front of the apartments is mainly banked with plantings of various shrubs and trees and some grassed areas. Due to the requirements of the Environmental Agency the apartment block is built 1½ metres above the surrounding land which necessitates two of the three access paths to be stepped. All pathways are well lit and there are three access routes to the accommodation. One is the disabled path over one meter wide which is ramped and has a flat resting section. A second route has few steps approx 1½ metre wide with a resting area half way and hand rail and the third route has a few steps, again approx 1½ metre wide with a hand rail.

PUBLIC TRANSPORT There is a bus stop and a railway station within two minutes level walk. Distance from Dawlish is approx 2 miles. Exeter city is approx 12 miles away.