

## **Booking Terms & Conditions**

### **Deposit**

We ask for £100 deposit at the time of booking and the balance one month before the start of your holiday. If a booking is made less than four weeks before arrival, the full rent is due at the time of booking. The signatory of the booking form certifies that he or she is authorised to agree these conditions of booking on behalf of all persons in the party.

### **Arrival/Departure**

Arrival Time : 3:00pm onwards, Departure Time : By 10:00am

### **Insurance**

We strongly advise you take out insurance for your holiday. Insurance is an inexpensive safeguard against holiday cancellation.

### **Cancellation**

Guests should notify us immediately in writing if they have to cancel their holiday. We shall endeavour to re-let the property. If we succeed all rents paid will be refundable (less £50 expenses for re-letting). If we are unable to re-let the property, the balance of rent is due from the guest which is why we strongly recommend holiday cancellation insurance.

If for any reason beyond our control (e.g. fire damage) the property is not available on the date booked, all rents and charges paid in advance by the guests will be refunded in full. Our liability will not extend beyond this refund.

### **Your Obligations**

Please take care when staying in our property. You are responsible and liable for any breakages or damages you cause to the accommodation or its contents. All we ask is that you report any incidents as they occur. We do not normally charge for minor breakages but we may send you an invoice for repair or making good if the damage or breakage is significant, and we may make an additional charge of up to £100.00 if you did not report this and we incur emergency call out fees for the repair.

You need to permit us reasonable access to the property for maintenance, meter reading etc.

Do not exceed the number of persons originally stated on the booking form unless agreed prior to occupation.

Do not cause any annoyance or become a nuisance to occupants of adjoining premises.

### **Pets**

You are most welcome to bring your well behaved pet(s), (please let us know), but we ask you not to allow your pet on the beds or furniture. We must also ask that you never leave a pet alone in the cottage while you are out unless it is by arrangement with us and at your own risk, or allow it to be noisy or annoy other guests.

### **Electricity & Heating**

Electricity is included in the hire charge. The cottage has electric night storage central heating and an electric fire in the lounge.

## **Internet Access**

Internet access is available by Wi-Fi. Access details will be sent on request. Please note, this is provided for recreational use only and should not be relied on for business purposes. Should the connection fail, please contact us but note that it is unlikely we will be able to attend to rectify the problem before the end of your stay. Being in a rural area, the broadband is not high speed and we do not have unlimited download. Please therefore do not use it for operating system updates or similar huge files.

## **Bedding & Linen**

Clean linen - sheets, quilt covers, pillow cases and tea towels are provided

## **Disclaimer**

All information provided on our website is for guidance only – if you have any queries please contact us to check that the information is current.

## **Liability**

We do not accept any liability for any damage, loss or injury to any member of your party or any vehicles or possessions, unless proven to be caused by a negligent act by ourselves or our employees or contractors whilst acting in the course of employment.

## **Privacy Policy**

Any data collected during the course of this booking will be stored on our computer(s). We may from time to time contact you about promotions and offers. We will not share your details with any third party.