

Terms and Conditions

1) HOLIDAY CONFIRMATION AND PAYMENT

(a) Upon issuing a holiday confirmation form for the property to the Holidaymaker, a binding contract shall exist between the Holidaymaker and the Property Owner subject to these booking conditions.

(b) A holiday confirmation form will be issued to the Holidaymaker upon receipt by the Owner of a completed holiday booking form or telephone booking, together with a deposit in respect of 50% of the total rental charge. The balance of such rental charge shall be paid 6 weeks (42 days) prior to the commencement of the holiday (the due date is stated clearly in the holiday confirmation form sent to the Holidaymaker). Where payment of the balance has not been received by the due date, we reserve the right to cancel the holiday booking and to forfeit the deposit paid by the Holidaymaker and the Holidaymaker shall have no claim against the Owner for compensation or reimbursement whatsoever.

(c) Booking forms or telephone bookings received by the Owner in respect of holidays due to commence within six weeks thereafter must be accompanied by payment of the rental charge for the holiday period in full.

(d) The prices stated on the website and in our brochure are cash prices. Booking from overseas visitors should be accompanied by a cheque drawn on a UK Bank and made payable in sterling to the Owner (Mr. S. E. Dodds)

2) CHANGES BY THE HOLIDAYMAKER

(a) Immediately upon receipt of the holiday confirmation, the Holidaymaker should check the details and notify the Owner immediately of any correction as soon as possible. We reserve the right to charge a holiday booking amendment fee in such circumstances.

3) CANCELLATION BY THE HOLIDAYMAKER

(a) The holidaymaker should notify the Owner immediately and in writing of any intention to cancel the holiday booking. The cancellation only takes effect when the Owner has received written confirmation from the holidaymaker.

(b) No refunds will be given on cancelled holiday or Short Break holidays, whether or not the holiday accommodation is relet.

(c) Holiday cancellation insurance is not provided by the property owner and is not included in the price of the holiday. All holidaymakers are recommended to take independent advice on appropriate holiday insurance.

4) CANCELLATION OR CHANGES BY THE OWNER

(a) In the event of the Owner being unable to arrange the holiday accommodation requested by the Holidaymaker, the Owner shall refund the deposit to the Holidaymaker.

(b) In the event the owners has to cancel the holiday booking at anytime for any reason the owner shall refund the payments made to the holidaymaker.

(b) The owners liability shall be limited to the original cost of the booking or the amount actually paid by the holidaymaker in relation to the booking. No additional liability, compensation or reimbursement whatsoever, however it is caused, whether it is consequential, implied, or not will be accepted by the owner.

5) BROCHURE ACCURACY

(a) Whilst to the best of the Owner's knowledge the details relating to any property described in the Owner's brochure were correct at the time of printing, the Owner reserves the right to make alterations to the brochure at any time and shall endeavour to inform the Holidaymaker of any such alterations.

The Owner cannot accept responsibility for any changes or closures to area amenities or attractions mentioned in the brochure.

6) RESPONSIBILITIES OF THE HOLIDAYMAKER

During the period of the holiday, the Holidaymaker undertakes the following:

- (a) That the number of people occupying the property will not exceed the number stated on the booking form. If it does the Property Owner/caretaker can refuse to allow the Holidaymaker to take possession of the property or make the Holidaymaker leave the accommodation before the end of the holiday. If this happens the Owner shall treat the holiday as being cancelled by the Holidaymaker and the Holidaymaker shall have no claim against the Owner for compensation or reimbursement whatsoever.
- (b) That the property will be used solely for the purpose of a holiday by the Holidaymaker and his party;
- (c) To show due consideration for other parties. If the Holidaymaker abuses the property or displays dangerous, offensive or rude behaviour to the Property Owner/caretaker or any third parties (e.g neighbours), the Property Owner/caretaker has the right to ask the Holidaymaker to leave the accommodation before the end of the holiday. If this happens the Owner shall treat the holiday as being cancelled by the Holidaymaker and the Holidaymaker shall have no claim against the Owner for compensation or reimbursement whatsoever.
- (d) To allow the Property Owner or his representatives access to the property at any reasonable time during the period of the holiday.
- (e) To keep the property and all furniture, utensils, equipment, fixtures and fittings in or on the property in the same state of repair and condition as at the commencement of the holiday and to ensure that at the end of the holiday the property is left in the same state of order and cleanliness in which it was found. The Property Owner reserves the right to levy an additional charge for any extra cleaning required after the Holidaymaker's occupancy.
- (f) To report as soon as possible to the Property Owner any breakages or damage caused by the Holidaymaker during the holiday and to reimburse the Property Owner with the cost of replacement. The Property Owner reserves the right to make a claim against the Holidaymaker for repair or loss as a result of damage caused;
- (g) To notify all other members of the Holidaymaker's party of these conditions;
- (h) To arrive after 4.00pm. on the arrival day and to vacate the property by 10.00am. on the day of departure unless prior arrangement has been agreed with the Property Owner.

7) REDUCED OCCUPANCY

- (a) Where the property is booked for parties of 7 or less, or 5 or less at discounted rates, the number of bedrooms available will be reduced.

8) PETS

- (a) No Pets are allowed in the property (unless previously agreed by the owner, an additional charge may be made)

9) SMOKING

- (a) **No smoking is allowed in the property.**

10) OTHER

- (a) The Owner shall accept no liability to the Holidaymaker for any loss, damage or injury howsoever caused to the Holidaymaker or to the Holidaymaker's personal property.
- (b) The property is thoroughly cleaned and prepared prior to your arrival. Please ensure that on your departure you leave the the property in the same condition as it was found.
- (c) Electricity and Gas is included in the cost of the Holiday during May to September.
An additional charge is payable from September to May.
- (d) The owner reserves the right to charge for excessive use of Electricity and Gas
- (e) Duvets with Linen and Towels are included in the cost of the Holiday.
- (f) These terms and conditions may be modified without notification