

Terms & Conditions

CONTRACT

The Contract of Hire shall be between the hirer/tenant and the property owners. In these terms and conditions:

"Owner" means the owner of the property.

"Property" means the property that you reserve.

"tenant" means you the customer.

LAW

These terms shall be governed by and construed in accordance with English law. In accepting these conditions you agree to submit to the exclusive jurisdiction of the English Courts.

FORCE MAJEURE

We shall not be liable for any loss, damage, effect on you holiday suffered by you due to events beyond our reasonable control with regard to our obligations to you. No compensation, expenses or any sums of any description shall be payable in these circumstances by us.

SIGNATORIES

The tenant signing the booking form accepts that they are authorised to make this booking on behalf of all those who shall be renting the property. The signatory must be over 18 years of age and agrees to take full responsibility for the property and the payment of any rental/fees or damages. The tenant accepts that the purpose of the visit is as a holiday.

BOOKINGS

A booking is made on acknowledgement of a non-returnable deposit together with a booking form. A confirmatory e-mail will be issued. Payment of the remainder is due eight weeks prior to tenancy start date. Failure to pay the remainder may result in cancellation of the holiday. Cheques will not be accepted less than 1 week in advance of holiday start date.

CANCELLATION

Once a booking has been made and accepted a legally binding contract is entered into and the tenant will be liable for payment of the full amount of rent. If it is possible to re-let the property for the period of cancellation only 10% of the total rent will be kept, plus any special advertising e Cancellation must be made in writing. The date of cancellation is taken from the date of receipt by the owners of this written confirmation. It is suggested that the tenant takes out holiday cancellation insurance from a third party, however in our experience most parties still do take place even if a single group of guests cannot make it for some reason.

GOOD HOUSEKEEPING DEPOSIT

The house is provided in a clean and tidy state. Beds are made up with clean bedlinen but towels are not provided unless specifically requested. In the event that the tenant finds damage to fixtures and fittings or poor cleanliness at the start of their stay, then it is their responsibility to notify the owner to rectify the situation and prevent any possibility of them being charged damages. In the event of damage during the stay through normal wear and tear or otherwise, then it is the responsibility of the tenant to notify the owner to prevent them being charged damages. An emergency mobile number is available for contacting/ text messaging.

A deposit, the sum of which shall be stated in the booking form, shall be levied to cover additional damages over and above normal wear and tear. The deposit is due in full 8 weeks prior. To prevent 'cancellation' or other 'failures' of a cheque, all deposits will be banked. The property should be left 'as found' with only minor cleaning required between guests. As a minimum, beds should be stripped, fire grates cleaned, kitchen utensils/ equipment cleaned and returned to their homes, grill pans, ovens, microwave and fridge cleaned and tables wiped. Any furniture moved should be returned and items used put back. The total sum or part of this sum shall be forfeit should any damage to the property fitments furniture or equipment occur or should additional cleaning be required. The owner shall be the sole arbiter of the cost of reparation. The owner reserves the right to take further action through legal channels additional to this sum in the event of major malicious damage. A minor breakages pot is provided within the property and guests are requested to identify where breakages have been made.

Standard charges include:

Additional cleaning by hand & rubbish removal at the hourly rate of £10 per hour. Window glass repair £80. Carpet cleaning £30. Cleaning of barbecue £20. Ovens & grill pans £10.

INSURANCE

Insurance against cancellation is advised.

PETS

Pets are allowed by prior agreement. The owners do not accept liability for the safety of pets. Pets are not allowed into sleeping accommodation. They are not allowed on furniture/work surfaces. They should not be left unsupervised at any time. Any damage incurred by pets shall be the responsibility of the principal signatory. An additional fee is incurred the rate at which it is set and shall be agreed between the owner and principal signatory.

RIGHT OF ACCESS/INSPECTION

Reasonable access should be allowed by the tenants to the owners/representatives of the owners. Reasonable notice shall be given by the owners/their representatives. When a situation could reasonably be considered an emergency no notice is required and access shall be allowed.

TENANTS OBLIGATIONS

Tenants shall not cause noise/nuisance to neighbours in adjacent property. Do not use the garden after 10pm. **Fireworks, fires, chinese lanterns and candles are not allowed.** Failure to comply may result in loss of deposit or, in extreme cases, being asked to leave.

WITHDRAWAL OF PROPERTY.

If the property becomes unavailable for rental the owners shall strive to give as much notice as possible and shall make effort to find alternative accommodation. The tenants shall be refunded their total rental fee (except under circumstance covered under force majeure). The owners do not accept any further claim for monies out with this sum.

BREACH OF CONTRACT

If the tenant breaches any area of this contract the tenancy shall be immediately rescinded. The owner shall reserve the right to enter the property in order to exercise this right. All persons named in the agreement will be required to leave the premises. In this case the owners will not be liable to make any payment and will retain rental and deposit monies (where damage has been caused).

LIMIT OF LIABILITY

The owner shall have no liability for any death or personal injury or for damage to or loss of your personal property occurring during the period of the holiday let.

DATA PROTECTION AND PRIVACY

Information provided on Booking Forms will remain confidential and will not be disclosed to a third party.

RIGHT TO REFUSE BOOKINGS

The owners reserve the right to refuse bookings. Stag/hen parties are accepted at the owners discretion - failure to notify the owner that it is a stag/hen party may result in the party being asked to leave.