



Terms & Conditions

By making a reservation you are entering into a legally binding contract, terms of which are set below.

Duration & Times of Letting

You can occupy the property from 15:00 on the first day of your reservation and must leave the property by 10:00 on the date of departure as indicated on your bookings form.

Reservation Procedure

You can provisionally reserve the property for up to 48 hours. Reservation is not complete until the Terms & Conditions, bookings form (and doggy rules form if applicable) have been filled out, signed and returned and the payment as set out on your bookings form has been received.

Payment Procedure

If the reservation is made more than 8 weeks prior to the commencement date a deposit is taken after which full balance payment is payable.

The balance and any additional charges set out on the bookings form are to be paid 8 weeks prior to commencement date. Non-payment by the date specified on the bookings form will be deemed as a cancellation and the owner may re-advertise the property.

Cancellation

All applicants are advised to take out personal holiday cancellation insurance.

Any request to cancel a booking must be made in writing to the owner.

The owner will offer the property for reservation and will endeavour to obtain a new reservation for the cancellation dates. Should the owner be successful the applicant will be refunded the difference between monies they have paid to monies received by the new booking less the original deposit amount.

The deposit is non-refundable.

Security Deposit

A security deposit is taken with every booking. This will be returned to you once the cleaning team have done a thorough inspection and assuming no damages are detected, no extra cleaning is required and a nuisance has not been caused to any neighbouring properties. Should the sum of any these be greater than your security deposit an invoice for the extra amount will be issued.

Guests

We sleep up to 4 guests, if you arrive with more you will be asked to leave, you will forfeit your deposit and not be refunded your balance.

Noise

Whilst we want you to enjoy your holiday, there are other properties in the locality, and we would ask that you are respectful and mindful of them at all times.

Dogs & Pets

We accept 1-2 well behaved, house trained dogs at the property. They must be listed on the bookings form. Any damage incurred by your dogs will be deducted from your deposit. A separate doggy rules form will be sent to you upon booking.

Leaving The Property Clean & Tidy

We kindly ask that you leave the property in the same condition you found it at the start of your stay. There is a vacuum under the stairs, various cleaning products under the sink and we ask that all rubbish be removed and put into the appropriate bins on the patio.

Applicants obligations

The applicant agrees:

- **The booking is taken on the assumption the applicant has adequate travel insurance in place to cover them themselves and all persons in the party in the event of cancellation for any reason.**
- To take good care of the property at all times, leave it clean & tidy and in the condition it was found at the start of your tenancy.
- To pay for any losses or damages at the property (reasonable wear and tear excluded).
- To report any damages immediately so they can be rectified for the next guest.
- To not smoke inside the property.
- Not cook anywhere in the property other than designated kitchen area.
- Not to bring any pets other than those specified on the bookings form.
- Only allow persons named on the bookings form to have access to the property.
- Not to bring any commercial or similar type sound system.
- Not to bring any illegal substances to the property.
- The applicant authorises to sign this form on behalf of all guests and ensure all guests within the party are aware of the Terms & Conditions.

Any breach of the provisions in these Terms and Conditions will constitute a breach of contract. The Owner may then terminate the reservation forthwith in which event all monies paid by the Applicant will be forfeited and the Applicant and any person residing in the property during the period of the Applicant's reservation may be required to vacate the property with immediate effect.

The Owner reserves the right to refuse access to the property or to take possession of the property at any time where damage or nuisance has been caused or is likely to be caused by the Applicant or any Persons residing in the property during the period of the Applicant's reservation. In such an event the Owner shall not be liable to make any refund of any monies paid by the Applicant whatsoever.