

Terms and Conditions.

1/ **Accuracy.**

Whilst every effort has been made to ensure that all advertising material is accurate at the time of publication, we cannot be held responsible for changes or matters outside our control. All information is given in good faith but no warranties are made regarding information provided, either written or oral.

2/ **Booking and Payment**

Bookings can be made by email and using the booking form supplied and enclosing a deposit of £25.00 per person (non refundable) or if you are booking less than eight weeks before departure, the full amount is due. Payment by BACS or Paypal.

Confirmation will be within 7 days after deposit has cleared. Bookings cannot be accepted from Persons under 18 years of age, and under no circumstances can the prescribed number of persons per Booking be exceeded. The final payment is due eight weeks before your holidays start date.

There will be no refund 21 days before arrival, if the full amount plus the security deposit is not received before the eight weeks we reserve the right to cancel your booking.

3/ **Prices**

Prices are per week/break at the Cottage and include Electricity (an excess of 50 units per week will be chargeable) Gas, water and Wifi (appropriate usage - guests to accept to use the Internet fairly, access to illegal activities is not prohibited)

The provision of Bed linen and Hand Towels only are included and does not include Towels for outside use.

4/ **Cancellations**

It is recommended that guests take out adequate insurance to protect against cancellations at the time of your booking and for all other emergencies whilst abroad. Non arrival of guests for whatever reason forfeit their deposit paid. Should the Cottage be unavailable on the day, due to unforeseen circumstances, every attempt will be made to relocate guests.. if this is not possible, all rent monies will be refunded without question but no further liability will fall upon the owners.

5/ **Guests Responsibilities.**

The property will be cleaned before your arrival and we respectfully ask guests to keep the furniture and fixtures, effects in, on or at the property in the same state of cleanliness and order it was found.

No Smoking or Pets are allowed. No overnight guests.

Breakages or faults should be reported to the owners as soon as possible.

Arrivals after 2pm and departures before 10am. If you expect to arrive after 7pm please contact us.

6/ **General**

We will make every effort to make you stay enjoyable and maintain the Cottage in good working order, but we cannot accept liability for any unforeseen things that may happen, so we ask you to be patient with us and we will attempt to rectify the issue as soon as possible.

7/ **Complaints**

In the event of any complaint, either on arrival or after your stay has commenced, please bring it to our attention immediately, so that action can be taken without any delay. We will do all possible to deal with it quickly and effectively. We retain the right to enter the Cottage at any reasonable time to deal with any repairs. Complaints after you depart must be made within 14 days of departure.

8/ **Legal**

Terms and Conditions are governed by English Law.