

Booking Terms and Conditions

1. Contract of Hire. All bookings are accepted by the owners and are subject to these conditions which are deemed to have been accepted in full by the hirer and all persons in the part on completion of the booking form.

2. Confirmation. Your booking is only confirmed on receipt of your deposit as per clause 3 of the conditions.

3. Payment Your booking must be accompanied by your payment of the deposit (£150). The full hire cost, without further notification, to be paid a clear 56 days (8 weeks) prior to the hire commencement date. If your booking is made eight weeks or less before hire commencement date it must be accompanied by full rental payment and a £200 Security deposit (refundable after the Let, see 8 below). If the final payment together with the Security deposit is not received by a clear eight weeks prior to the hire commencement date then the owners will consider that the hirer is in breach of the contract thereby cancelling the booking.

4. What is included The holiday home rental includes: The cost of water, electricity, gas, maintenance of swimming pool and garden. The pool is available from late May to early October. A full inventory of equipment, utensils, linen and towels. Please note: No items must be removed from the holiday home during your stay.

5. What is not included The holiday home rental prices do not include any personal insurance, travel, transportation or airport to holiday home transport.

6. Cancellation by hirer All cancellation of bookings must be in writing and notified to and received by the owners no later than eight clear weeks prior to departure. If cancellation is prior to this deadline the deposit only will be forfeited. If cancellation is less than eight clear weeks before departure, the full hire cost is to be paid as laid down in clause 3.

7. Occupation Only persons listed on the Booking form may occupy the holiday home. The holiday home cannot be re-let/sublet to any other group/party without the written approval of the owners.

8. Damage to holiday home Except in the case of normal wear and tear the hirer will be responsible for making good any damage to the holiday home or its contents which has occurred due to negligence, wilful damage or irresponsible behaviour on the part of those occupying the holiday home or their guests. Such damage must be reported, without delay, to our local representatives. The cost of the repair or replacement must be agreed with and paid to the representatives or the owners. A figure of £200 is held as deposit against damage to the property, furnishings or for very excessive cleaning requirements.

9. Hirer's Responsibilities The hirer is responsible for taking all reasonable care of the property and its contents. The property and all equipment, utensils, furniture etc. must be left clean and tidy at the end of the hire period. The hirer shall ensure that no member of the party engages in any activity in or around the swimming pool that may cause pollution to the water or damage to the structure or filtration equipment. Also, to ensure that the barbecue is cleaned and that all rubbish is placed in the container at the top of the access road.

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10. Rights of Access The representatives or their subcontractors have the right of access to the property at any time with due regard to the convenience of the hirer for the purpose of inspection of the property and to carry out any essential repair or maintenance work.

11. Responsibilities Neither the owners nor their local representatives can be held responsible for any circumstances beyond their control including, but not limited to, mechanical breakdown, illness or failure of any public service supply. The hirer responsible for booking undertakes that no person will suffer anything to be done which would endanger the policy of the holiday home owner's insurers in respect of the holiday home and its contents which might make the same void or voidable.

12. Injury and Damage Neither the owners nor their local representatives take any liability for personal injury loss or damage to personal effects howsoever arising during the booking period.

13. Maximum Number of Persons Under no circumstances may more than the maximum number of persons specified in the holiday home description occupy the holiday home except by prior written agreement with the owners. The owners or their local representatives reserve the right to refuse admittance to the holiday home to the hirer and their party if they are in breach of this condition.

14. Information All information supplied by the owners and their representatives is given in good faith and is based on information available at the time. All reasonable measures have been taken to ensure the accuracy of any statement made, but the owners and their representatives are not liable for any variation however caused.

15. Occupancy The holiday home will be available for occupation from 16.00 hrs on the day of arrival and must be vacated by 10.00 hrs on the day of departure. Booking periods run from Friday to Friday. Variations to this are possible but must be confirmed and agreed in writing.

16. Keys Detailed instructions for key collection and directions to the holiday home will be sent shortly after receipt of the final payment.

17. Complaints Any complaints about the holiday home or its contents must be made in writing immediately to the OWNERS. Neither the owners nor their representatives shall have any liability for any complaint submitted after the completion of the hire period.

18. Pets are not allowed: Unfortunately we have been obliged to disallow pets due to the carelessness of a few owners.

19. Insurance The holiday home hire cost does not include any personal insurance cover of any kind. IT IS RECOMMENDED THAT INSURANCE IS TAKEN OUT AGAINST CANCELLATION AND IT IS STRONGLY RECOMMENDED THAT PERSONAL ACCIDENT AND MEDICAL INSURANCE IS ALSO TAKEN OUT.

George & Mary Brooke

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