

Booking Terms and Conditions

Payment

To confirm your booking, we must receive your booking form with a deposit of 25% of the total rent. The balance of your total rent is due four weeks prior to the start date of your holiday payable by sterling cheque drawn on a UK bank or by BACS direct into our bank account. Non payment of this balance by the due date shall constitute a cancellation of the contract.

Cancellation by you

In the event of cancellation, we will make every effort to re-let the property. If this is successful all monies will be returned to you, less an administration fee of £50.00. If, however, we are unable to re-let the property you will be liable for the full cost of the rental. Therefore, you are advised to take out cancellation insurance from a reputable provider.

Cancellation by us

If for any reason beyond the owner's control the property is not available on the date booked all rent will be refunded in full and the hirer shall have no further claim against the owners.

Times

Arrival after 3:00 pm on start day. Departure by 10:00 am on end day. Late departure may incur a charge if our service staff are delayed. All weekly lets are Friday to Friday.

Numbers

The party must not exceed the maximum stipulated in the property description.

Complaints

Please notify our property managers of any complaint immediately so that an investigation can take place and remedial action taken. Neither our property managers nor the owners will accept complaints after the tenancy has ended.

Right of Access

The hirers must allow the owners and/or their property managers reasonable access to the property.

Liability

Neither our property managers nor the owners shall be liable to you or any member of your party or guests for any loss or damage to person or property arising from the letting.

Care of Property

The hirers are responsible for any loss or damage to the property or its contents (except reasonable wear and tear) and should take good care to leave the property in the condition in which it was found. The owners and our property managers reserve the right to charge if an excessive amount of cleaning is required.

Electricity and Heating

These are included in the rent but we would ask guests to act in an environmentally responsible manner. Heating is timed to come on twice a day. Should additional heating be required please contact our property managers.

Linen

Please bring your own linen including waterproof sheets for young children. Linen is available to hire from the owner as an extra charge at time of booking.

Pets

Pets are not accepted at our properties without the prior written approval of the owner.

Woodburner

These can be dangerous, please do not try to bank them up for the night, but shut them up for the night and allow them to go out. Please use a fireguard especially with young children.

Cot and high chair

These are available.

Property Description

The description of the property is made in good faith and believed to be correct at the time of publication. Neither the property managers nor the owners can be held responsible for any errors or omissions.

