

Terms & Conditions

All bookings to be accompanied by a deposit of £100 for each week booked. The remaining balance is to be paid one month before the start of the holiday. In the event of cancellation your deposit will be returned to you less £20 provided that I am able to re-let the property, otherwise the full deposit will be non refundable. Please consider insurance against this event. Please note the cottage is no smoking.

To make a booking please contact me to check that the availability dates are correct. I will send you a booking form along with the Terms & Conditions. **Please read the Terms & Conditions carefully before signing the booking form.**

The holiday cottage runs from 4pm on your day of arrival to 10am of your day of departure. A £60 Good House Keeping & Responsible Dog Owner Refundable Deposit is required along with a £100 deposit to confirm your booking. **The £60 Good House Keeping & Responsible Dog Owner Deposit will be returned to you 10 days after your departure if the cottage is left in good order. Please read the separate document on Responsible Dog Owner which will be emailed/posted to you along with the Terms & Conditions.** Once I have received your completed booking form and deposits I will send you booking confirmation via email/post. If you're booking is within two weeks of your holiday start date the full balance will be due.

None payment of the final balance when it becomes

due will constitute cancellation of the holiday and forfeiture of the deposit payment.

Short breaks can be arranged.

1. If I am prevented by circumstances beyond my control from making the holiday cottage available and am unable to provide suitable alternative accommodation I will refund all monies paid by you but no further liability will be accepted.

2. Included in the rent is all bed linen (excluding cot linen), oil for the central heating and hot water, and all electric. Towels are not provided.

3. The number and names of people in the party are to be stated on the booking form and in no circumstances be more than the stated maximum. Under no circumstances may the property be sub let.

4. Dogs are free of charge and **very welcome** on the conditions that **all evidence is removed**, that they are not left alone in the property unless pre-arranged, that any damaged fixtures and fittings are either replaced or paid for, that they are not allowed on the beds and that the dogs are kept under control at all times. **DOGS MUST BE PRE-HOLIDAY TREATED FOR FLEAS AND WORMS – see Responsible Dog Owner conditions.**

5. The owner reserves the right to reasonable access to the cottage for inspection or repairs etc.

6. Any damage to furniture, utensils, crockery etc must be notified so these items can be replaced.

7. Accidents do occur and whilst every effort is being made to make your stay as comfortable as possible changes may occur from day to day wear and tear or accidents beyond my control. My advertisement is made in good faith but does not create a liability on my part.

8. Your code for the key box will be given to you via your booking confirmation.

10. Car parking is **within** the fenced grounds of Appletree Cottage. There is space for up to two cars but please be aware of the Access and Rights of Way for other users. The gates must be kept closed at all times and all gates must not be blocked.

11. You are responsible for the property. This means you must keep all furnishings and fittings inside and outside the property in a comparable state of repair and condition as at the beginning of the holiday. The property cleanliness must be left in the same state as you found it. Breach of this condition may result in the owner making an additional charge/ or claim against you as a result of any damage or loss.

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