

Terms & Conditions

Tenure

Tenure is from 4pm on the date of arrival and guests must vacate the property by 10am on the date of departure. This is to allow sufficient time for the property to be cleaned before the next guests arrive.

Eligibility

The number of persons using the property must not exceed five and only the persons listed on the booking are eligible to stay at the property. Any changes must be notified and agreed in advance. Only persons over the age of 18 are allowed.

Booking & payment

All bookings are subject to availability and we have the right to refuse bookings at our discretion.

Booking must be made in accordance with the instructions and the deposit of 25% of the total rental must be paid within 2 weeks. The balance must be paid at least 8 weeks before the start of the holiday. For bookings made within 8 weeks of the start the whole amount is due at time of booking. Money may be sent by cheque or postal order.

Brochure/Advert or web site

Whilst every effort is made to ensure the accuracy of descriptions no responsibility can be taken for descriptions which may differ from or do not reflect the visitors views. Due to unforeseen circumstances it may be necessary from time to time to change or alter facilities which are indicated in the advertisements.

Cancellation

It is highly recommended that you take out holiday cancellation insurance.

Cancellation must be made by the primary contact in writing.

For holidays cancelled up to 8 weeks prior to the holiday start date the deposit is non-refundable
For holidays cancelled between 3 and 8 weeks prior to the holiday start date 50% will be refunded.
For holidays cancelled between 3 weeks and the start date of the holiday there will be no refund.

Access

You must allow the owner or any representative of the owner (including workman) access to the property at any reasonable time. In the case of an emergency or when a problem needs prompt attention – in these circumstances the owner or his representative may enter at any time without prior notice.

The owner is entitled at his absolute discretion to refuse to hand over to you or to repossess the property (which includes fixtures, fittings, furnishings and decorations) if the owner reasonably believes that any damage is likely to be caused or is being caused or if any of the booking or eligibility terms have been breached.

Liability

The owner shall have no liability for any death or personal injury unless this results from the negligence of the owner. You must take all necessary steps to safeguard your personal property. No liability is accepted in respect of damage to or loss of such personal property except where the damage or loss is caused by the owner's negligence.