

LOWER PENCUBITT HOLIDAY COTTAGES
TERMS AND CONDITIONS

Bookings are made on the following conditions;

1/ This booking is accepted on the basis that the property is to be occupied by holidaymakers for a holiday as described in the housing act 1988 schedule 1 paragraph 9 and the holiday guests acknowledge that the tenancy granted by this agreement is not an assured tenancy and that no statutory periodic tenancy shall arise when the holiday is over.

2/ Bookings cannot be accepted by persons under 18 years of age. Bookings of single sex groups are not permitted unless previous agreement has been made with Mrs M Winston.

3/ Any pets you may wish to bring on holiday must be with prior agreement of the cottage owners. Pets, under no circumstances, can be left unattended in any of the cottages, pets must also not be allowed on any furniture in the cottages. Any part of the site, Lower Pencubitt, is a "PICK UP ZONE" So please clear up after your pet, thank you.

4/ We must be in receipt of a deposit of one third of the total cost of the holiday before your booking will be confirmed, this is non refundable.

5/ Once a booking has been confirmed, we will expect the balance of the holiday to be paid in full six weeks prior to your arrival, unless alternative arrangements have been made with the owners.

6/ We reserve the right to make alternative bookings for any holiday period where any monies are outstanding for a period 14 days in arrears, if a deposit has been paid, and the property cannot be re-let, the person having paid the deposit shall remain liable for the balance of the holiday.

7/ In the event of the property becoming unavailable due to circumstances beyond our control, we will do our best to provide alternative accommodation, or refund in full all monies paid to us for the holiday.

8/ In the event of a cancellation, we will endeavour to re- let the property, if this is not possible, the person having paid the deposit shall remain liable for the balance of the holiday, due to these terms, we strongly advise cancellation insurance.

9/ Holidaymakers in the cottages will be expected to keep the property and all furnishings, fixtures and fittings in the same state of repair as at the beginning of their holiday period, and leave the property in the same state of cleanliness and order in which it was handed over. Any breakages in the cottages should be reported to the owners, who reserve the right to make a charge if deemed appropriate.

10/ Our cottages are non smoking and we ask guests who do smoke to please do it outside, and to not leave cigarette ends or packaging in or around the properties or their gardens. We reserve the right under Unfair Terms in Consumer Regulations 1999 to pursue an extra charge for cleaning and ventilating a property if these conditions are obviously breached.

11/ We reserve the right to refuse occupation of our cottages if;

More people or pets than specified attempt to use the property, overnight guests are entertained without prior agreement with the owners, any unreasonable noise or disturbance to ourselves or other guests on site. All this without refund or compensation of any sort.

12/ The owners shall be allowed reasonable access to the properties during any holiday period.

13/ These conditions will apply to all confirmed bookings. They also apply to all areas included in the site known as Lower Pencubitt including the swimming pool .

14/ The property will be available from 4pm on your day of arrival and must be vacated by 10am on the day of your departure.