



## Banes Cottage

### Booking Terms & Conditions (1st January 2014)

1. Weekly lets are Friday to Friday. Winter short breaks are from November to Easter for 3 or 4 nights starting Monday or Friday.
2. The cottage will be available from 3pm and guests are asked to leave by 10am on the morning of departure.
3. The accommodation is for up to 4 people.
4. All linen and towels are provided and electricity and central heating are included in the cost.
5. A non –returnable deposit is required.
6. If the holiday date is less than 6 weeks from the booking date, then the full amount is payable on booking
7. Provisional bookings can be made by telephone or email but must be confirmed with a completed booking form within 5 days.
8. Your provisional booking will be held for 5 days pending receipt of your deposit (or full payment if the holiday is less than 5 weeks away). Your booking will be confirmed in writing or by email.
1. The balance payable should reach us at least 6 weeks before the start of your holiday. We will acknowledge receipt. **N.B.** Non receipt of the final balance by the required date will be treated as a cancellation and the deposit forfeit.
9. If a booking is cancelled in writing after the full rental is paid, every effort will be made to re-let and if successful, all money from the re-letting, less the deposit. will be returned.
10. The hirer is responsible for the property and agrees to take all reasonable care of it. It should be left in a clean and tidy condition. Accidents do happen and you are asked to let us know of any breakages so that we can replace them and the next guests are not inconvenienced. There will be no charge for small items but we reserve the right to make a charge for more substantial damage.

11. We retain the right to enter the property at any reasonable time to carry out an inspection or repair deemed necessary to the property or equipment.

12. If for reasons beyond our control the property is not available on the date booked, all deposits and rent paid in advance will be refunded in full. The hirer will have no further claims against us.

13. The property booking should not be transferred to another party without permission of the owners.

## **Dogs**

One well behaved dog is welcome.

Please note that the cottage grounds are unfenced and there are sheep, geese, and chickens in the paddock. However, the cottage is adjacent to a bridle path and there is an easy walk through the village on the bridle path for owners wishing to exercise their pet.

Dogs are not allowed in bedrooms and must be kept under control and cleaned up after.