

Church Street Cottage

Terms and Conditions

1. a) The letting contract is made between the visitor and the owner of the property. In these conditions the visitor is referred to as "you" or "your" and the owner of the property as "we" or "us".

b) We make every effort to ensure that descriptions and details of the property in the brochure or on the website are correct, but we can accept no liability for any minor inaccuracy in these.

c) We cannot accept liability for any injury, loss, damage suffered by you or any member of your party unless
 - i) there was wilful default by us or our employees or agents or
 - ii) death or personal injury was caused by the negligence of us, our employees or agents.
2. a) You acknowledge that this agreement confers on you the right to occupy the premises for the purposes of a holiday or short term temporary stay and is not being used as a permanent dwelling house.

b) You undertake to keep the property and all furniture and fittings and effects in the accommodation in the same state of repair and cleanliness as at the beginning of the letting, allowing for reasonable wear and tear. All damages and breakages are the visitor's responsibility and payable to the owner.

c) The owner reserves the right of entry to the accommodation at all reasonable times with or without workmen, to inspect or repair the accommodation or its contents.

d) You accept that this letting may not be assigned by you and you undertake that only the agreed number of persons will occupy the property whose details you have disclosed on the booking form.
3. We take every care to ensure that your holiday accommodation is satisfactory but, in the event of any complaint, please take this up with us immediately. Complaints cannot readily be resolved once you have left the property.
4. All bookings must be accompanied by a deposit of £100; the balance of the holiday rent should be paid at least 42 days before the beginning of the holiday. Failure to pay the balance will be treated as a cancellation on your part. £100 will be added to the final balance as a damage deposit against damage caused to the property. This will be refunded within a fortnight of the departure date, subject to any deductions for damage caused.
5. We reserve the right
 - a) to refuse any reservation or booking which you make and if there is such a refusal we will return any money which you have paid.
 - b) to cancel any confirmed booking if circumstances relating to the property or its accommodation make this necessary.
 - c) to cancel any letting forthwith if:
 - i) you or any member of your party behave in such a way as to cause damage to the property let to you or its furniture or contents, or
 - ii) if such behaviour causes a nuisance or annoyance to the owner of any adjoining or neighbouring property.

If cancellation is made for either of these reasons no refund will be made of any money you have paid.

6. Visitors should arrange their own cancellation insurance.
7. If you have to cancel your booking you must notify us in writing at the earliest possible time. If you cancel your booking we will make every reasonable effort to re-let the property which you have booked. If we are able to re-let for the whole of the period of your booking we will refund the money you have paid after deducting an administration fee of £50. If it is not possible to re-let the period booked then there will be no refund of any money you have paid. If part only of the period is re-let then a refund will be made in the proportion that the part re-let bears to the total period of your booking. The administration fee will be deducted from your proportionate refund.
8. For all claims other than relating to death or personal injury which result from the non performance or improper performance of this contract by us the maximum amount of compensation payable by us to any person is limited to the total of the money you have paid divided by the number of persons in your party. We shall not be responsible for damages or compensation in circumstances which amount to force majeure.