

Coble Cottage Terms and Conditions

The Contract: Is for a short-term furnished holiday rental will be between Coble Cottage (referred to as "us" or "we") and the person making the reservation and all members of the holiday party (referred to as "you" or "your") in the following booking conditions, the law of England and Wales will govern the Contract. The contract of hire is not effective until we have received a deposit. The contract will be subject to these booking conditions, and must be complied with. The party leader must be at least 18 years of age at the time of the booking.

Bookings are from Saturday to Saturday, unless by prior arrangement.

When taking your reservation, the cottage will be held for 5 days pending receipt of your deposit. A deposit of £100 is required and the balance paid in full, 8 (eight) weeks prior to the commencement of your holiday. The preferred payment method is via bank transfer. VAT is not payable on the rental charge of Coble Cottage.

Late reservations taken within 8 (eight) weeks of your holiday commencement date require full payment to be made at the time of booking.

Failure to pay: Non-payment of your balance payment by the due date may be treated as a cancellation of your booking and we will be entitled to re-let the property without reference to the client.

Arrival: The keys for Coble Cottage are available from **16.00pm** on the day of arrival, instructions will be given in your final letter/email confirming your balance has been received.

Departure: On the day of your departure you are requested to vacate the property by **9.30am**. Please place bed linen and towels in the provided bags.

The client (you) agrees to leave the property in the same condition as it was handed to them.

Cancellation Insurance: Your holiday is a legally binding contract and like all other contracts you should protect yourself if things go wrong. Therefore, we **strongly recommend** that you consider personal holiday insurance to cover all eventualities. This safeguards both yourselves and us in the event you are unable to take up your reservation.

Cancellation by Client: A request to cancel a reservation must be made in writing to us. You shall remain liable for all the payments due in respect of the reservation. If you inform us of a cancellation after **8 (eight) weeks prior to your arrival date**, you are legally liable to pay for the full cost of the accommodation. We will use our reasonable endeavours to re-let the property and if we are successful, any payment made to us will be fully refunded. Should we not succeed then unfortunately you will forfeit all monies paid.

Cancellation by Owners: The Owner reserves the right to refuse any reservation and to cancel any reservation already made if the property is unavailable for any reason outside of our control (for example fire, flood, damage etc) A full refund will be given of all monies made by you to us for your holiday. Our liability for cancellation will be limited to payments made by you to us.

Liability: The Owner accepts no liability whatsoever for any personal injury, material loss, damage, additional expense or inconvenience directly or indirectly caused by or arising out of the property, its plumbing, electrical services or exceptional weather or damage caused by a Force Majeure event (see below). No responsibility is accepted for loss or damage of property, (including pets), vehicles or vehicle contents belonging to the Guest or any member of the party during their occupancy.

The maximum number of persons occupying the property must not exceed (4 persons) no extra overnight visitors are allowed to stay at the property. You may invite additional visitors to visit you during your stay.

You must not use the property except for the purpose of a holiday.

Pets: Pets are welcome by prior agreement and must not be left unattended in the cottage. Exercising and toileting should be carried out away from the premises and any excrement picked up. You are responsible for your dog and any damage caused by your dog will be charged at like for like replacement cost. Please be respectful of the wildlife on our seashore, especially during nesting and fledgling season.

Wi-Fi: The guest agrees lawful usage.

Safety: Your safety is important to us and therefore the use of candles inside or outside Coble Cottage is strictly prohibited, please turn off electrical appliances before going to bed. Fireworks, Chinese lanterns, firepits, and disposable bbq's are prohibited.

Wood Burner: Please ensure the fire is extinguished before going to bed or leaving the property. To maintain the efficient operation of the wood burner and flue pipe, please only use seasoned wood, do not burn any other materials.

EV Charging: Charging electric vehicles via a cable direct from the cottage is **Strictly Prohibited** and is considered a breach of our insurance terms. Damage to the property inside or outside, loss of future bookings suffered by us due to the use of domestic chargers will be charged to you at full commercial rates.

Damages and Breakages: Please treat the facilities & accommodation with care so that other guests may continue to enjoy them. If you notice something is missing or damaged in the cottage, please let us know immediately so that we can take the appropriate action. If there has been any damage or breakages during your stay, we would be grateful if you could report them promptly, preferably before departure.

Damage to the property or its fittings will be charged at replacement rate. If damage occurs and we must cancel and/or refund subsequent bookings, then we may bring a claim against you for any loss arising as a result.

Lost property: We will endeavour to reunite, if discovered and found, any lost property with their owners. We accept no responsibility in replacing lost items and encourage guests to ensure they have all their belongings with them before departure.

Smoking: Smoking of any tobacco products including, cigarettes, pipes, e-cigarettes, e-liquids, cigars, snuff or chewing tobacco, anywhere inside the premises will result in immediate termination of occupancy and forfeiture of all payments this must be strictly adhered to, and any damage or extra cleaning caused will be at your expense.

Force Majeure: In these terms and conditions "Force Majeure" means any circumstances beyond our reasonable control including, without limitation, an Act of God, Fire, Flood, War or Acts of Terrorism. If by reason of Force Majeure the property is not available at the commencement of the time reserved by you or the property is unsuitable for letting at that time, we shall not be deemed to be in breach of contract but shall refund in full to you all monies paid by you. We will not be liable for any other claim for loss or damage by you.

Data Protection: Personal data is only used for the legitimate interests of Coble Cottage and does not unduly prejudice the rights and freedoms of the individual in question.

Personal data will be processed fairly and lawfully in accordance with the Data Protection Act. 3. Personal data taken at the time of reserving the cottage is not kept longer than necessary and never knowingly passed onto a third party.

Disclaimer

Any vehicle of yours or your visitors making use of the property during the period of your reservation, is left at the property entirely at the risk of the owner of the vehicle.

There is an open pond situated in the garden outside No6, it is the responsibility of the guest to ensure that children are accompanied outside and pets are kept under control and away from the pond.

These conditions shall be deemed to have been accepted by you at the time of your reservation.