

## Terms and Conditions

Bookings are subject to the following terms and conditions as agreed to at the time of booking.

- A contract between you and the owners will come into existence when we receive payment and accept your booking by issuing a confirmation of booking for the holiday dates shown in the rental agreement. The contract binds you and all the members of your party. It is your responsibility to ensure that all members of your party accept the terms of the contract set out in these terms and conditions of booking. Failure to disclose all relevant information or comply with these terms may lead to termination of the contract and loss of the booking.
- Bookings must be paid in full at the time of the booking.
- All cancellations must be immediately notified by email.
- A full refund will be offered on all bookings cancelled within 14 days of making the booking. Otherwise refunds will be offered in accordance with our policy below
- If you cancel your booking more than 8 weeks before your stay you will be refunded 75% of the cost of your booking. If you cancel between 4 – 8 weeks prior to your stay you will be refunded 50% of the cost of your booking. Your booking will be non-refundable on cancellations less than 4 weeks prior to your stay.
- We strongly advise that you take out comprehensive travel insurance. If you choose not to then you accept responsibility for any loss that you may incur due to your cancellation.
- Your booking will not be cancelled by the owner except in exceptional circumstances beyond our control. Notification will be given of the cancellation as soon as possible and we will promptly refund all payments made for your holiday. Our liability for cancellation will be limited to payments made to us.
- The number of persons using the accommodation at any time must not exceed 6 and only those people listed on the booking form can occupy the cottage. We reserve the right to terminate the booking without notice and without refund in case of a breach of this condition.
- Bookings cannot be accepted from persons under eighteen years of age.
- The owner reserves the right to refuse a booking without giving any reason.
- The owner or our representative reserve the right to enter the cottage at any time to undertake essential maintenance or for inspection purposes.
- Tenancy commences at 4.30pm on the day of your arrival unless otherwise agreed and guests are required to vacate the cottages by 10.00am on the day of departure. This is required to allow the cottages to be thoroughly cleaned and prepared for incoming guests. Please note that a late departure charge of £75 will be applied for failing to leave by 10.30am on your date of departure.
- Pets are not permitted anywhere within the cottages. Failure to adhere to this will result in termination of occupancy without refund. If this is breached, any damage or extra cleaning caused by pets will be at your expense.
- Smoking is strictly prohibited within the cottages or on the decking. Any damage or additional cleaning caused by smoking will be at your expense.
- No candles must be lit within the property at any time
- No BBQs must be lit inside the cottages or on the external patio decks. BBQs must only be lit on the beach

- Damage deposit – in making a booking you accept responsibility for any theft, breakage or damage caused by you or any member of your party and agree to indemnify us in full for any loss that we may incur as a result.
- A 10% deposit will be required to be paid 7 days before your arrival. Following your departure the property and its contents will be assessed for damage, breakages, loss or theft. Thereafter you will be either: refunded your deposit, informed of the amount to be retained or informed of the amount to be further charged. We will email you in advance with notification of any damages and the cost associated with the replacement or repair of damaged goods or property.
- Damage to property – Please treat the facilities & accommodation with due care so that other guests may continue to enjoy them. In the event that you notice damage in your accommodation please let us know immediately so that we can take the appropriate action. If there have been any breakages during your stay, we would be grateful if you could advise us before you leave. This will allow us the opportunity to replace items for incoming guests.
- The owner reserves the right to make an additional charge to cover additional cleaning costs if the guests leave the property in an unacceptable condition.
- As a guest, it is your responsibility to lock the doors and close the windows when they leave the property unoccupied.
- As a guest, it is your responsibility to ensure that all taps are shut off prior to leaving the property unoccupied.
- Please note that in the event of any keys issued are not returned at the end of your stay, then the cost of replacement will be charged to you at a rate of £50.00 per key.
- Guests may in no circumstance re-let or sublet the property, even free of charge.
- The owner shall not be liable for any temporary defect or malfunction of any equipment, machinery or appliance in the building or grounds.
- All inventory must remain in the property as it was at arrival. No items must be removed.
- Children under 18 must be supervised by their parents/guardians at all times.
- We reserve the right to terminate a holiday without compensation where there has been unreasonable behaviour by persons named on the booking (or their guests) as this may impair the enjoyment, comfort or health of others guests.
- Any problem or complaint which guests may have concerning their holiday must be immediately reported directly to the owners and we will endeavour to put matters right.
- Any complaints not reported to the owners at the time and only reported after the client has returned from holiday will not be considered by the proprietor.
- We reserve the right to make reasonable amendments or additions to these terms and conditions without notice.
- The cottages are privately owned. We expect all guests to enjoy the facilities and treat the property with the same respect that they would with their own house.
- In the event where COVID 19 disrupts your booking guests will be provided with an opportunity to select alternative dates for their stay.
- Refunds will not be offered due to COVID 19 disruption.
- Broadband internet access is offered in some properties. Where we offer broadband, this is on the basis that we cannot promise that the service will be available constantly and that it is provided for recreational and not for business use. Neither a minimum speed, unrestricted bandwidth nor uninterrupted provision of an internet access service can be guaranteed and we will not be liable for any form of compensation or expenses claimed by any guest in respect of the provision of internet services not being available or failing during your stay.