

**Terms and Conditions**

* Please read these booking terms and conditions. If anything is unclear, please contact us so we can explain in further detail to avoid any misunderstandings. Bookings are subject to the following terms and conditions.
* At the time of booking a fixed deposit of £80 for the holiday cost is payable.
* A good housekeeping/damage refundable deposit of £100 is required when the balance of your holiday is due. The deposit will refunded within 7 days of the end of your holiday less any cost for extra cleaning or damage.
* Bookings made less than thirty days before your arrival date must be paid in full, plus the refundable deposit.
* The balance must be paid no later than thirty days before the commencement of your holiday. If the balance is not received by the due date, then your holiday will be treated as a cancellation and no refund will be given.
* A contract between you (the guest) and the owner will come into existence when the deposit or full payment is received, and a booking confirmation is issued showing the confirmed holiday dates.
* The contract binds you (the lead booker) & all the members of the party who are part of the booking. It is your responsibility to ensure that all members of your party accept the terms of the contract set out in these terms & conditions. Failure to disclose all relevant information or comply with these terms may lead to termination of the contract & loss of the booking.
* We will require the names, ages, and contact details of all guests.
* If for any reason you have to cancel then you need to notify us in writing and once received we will confirm the cancellation.
* The customer remains liable for a percentage of the holiday cost when a cancellation is received along with an administration fee applicable,
* days and % cost payable are detailed below:

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| |  |  | | --- | --- | | Days before commencement of holiday | % still payable | | 15 to 29 days | 75% of the booking | | 3 to 14 days | 90% of the booking | | 0 to 2 days | 100% of the booking | |

* If we are successful in getting a replacement booking, we will refund the total amount paid less a 10% booking fee and any difference in price between your original and the replacement booking.
* We strongly advise that you take out comprehensive travel insurance to cover cancellations. If you choose not to, then you accept full responsibility for any loss that you may incur due to your cancellation.
* If your booking is cancelled due to circumstances beyond our control, notification will be given of the cancellation as soon as possible and we will promptly refund all payments made to us for your holiday. Our liability for cancellation will be limited to payments made to us.
* If our property must close due to government restrictions or your address is put into local/regional lockdown for your holiday dates and you are unable to travel, you will be offered alternative dates.
* The maximum number of persons occupying the property must not exceed

(2 persons - 2 Adults or 1 Adult + 1 Child) and only those listed on the booking form can occupy the property. If you wish to invite additional visitors to visit you during your stay, please just let us know. You understand the property description (double bed).

* Please be advised that no extra overnight visitors are allowed to stay at the property.
* Bookings cannot be accepted from persons under eighteen years of age.
* The owner reserves the right to refuse a booking without giving any reason.
* We or our representatives reserve the right to enter the property at any time to undertake essential maintenance, repairs or for inspection purposes.
* Bookings normal arrival is from 4.00pm on the arrival date and guests are required to depart by 10.30am. Failure to do so may result in you being charged a further day’s rental.
* You must not use the property except for the purpose of a holiday.
* Smoking or vaping is not allowed in the property.
* Pets
* -We only allow 2 dogs maximum.
* We are not able to accept the following breeds Pit Bull Terrier, Japanese Tosa, Dogo Argentino, Fila Brasileiro.
* If an XL bully you must comply with the new government requirements (certificate of exemption, microchipped, muzzled, neutered, insured and the owner to be over 16) a copy of proof will be required.
* -Dogs must be booked in and the cost is £25 per dog.
* -Please don’t let dogs in or on the bed.
* -Guests are responsible for cleaning up after their pets.
* -Please clean muddy dogs using the dog towels provided.
* -Dogs must not be left alone in the property.
* -Door gate is provided to help with your enjoyment of the property.
* -If the property requires additional cleaning due to excessive dog hair or if dogs have been on the bed, we will charge a £50 fee to cover the extra cleaning costs.
* -You are responsible for your dog and you will be charged for any damage caused by your dog.
* There is no private enclosed area for your dog the surrounding areas are public access.
* Damage deposit – In making a booking you accept responsibility for any theft, breakage or damage caused by you, your pets or any member of your party and agree to indemnify us in full for any loss that we may incur as a result
* Damages and breakages – it would be appreciated if you would please treat the facilities & accommodation with due care so that other guests may continue to enjoy them. If you notice something is missing or damaged in your accommodation, 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, especially before check-out. The accommodation will be inspected at the end of the holiday & you may be charged for any loss, damage or extra cleaning costs. These will be deducted from your deposit with any extras chargeable.
* If damage occurs and the owner must cancel and/or refund subsequent bookings, the owner may bring a claim against you for any loss arising as a result.
* Please do not move any furniture from one room to another or any of the indoor furniture, furnishings or bedlinen outside.
* Please make sure you switch off lights, heating, air conditioning or any electrical appliances when you go out.
* Please don’t take any bath towels with you to the beach.
* The owner reserves the right to make a charge to cover additional cleaning costs if the client leaves the property in an unacceptable condition.
* Please note that if any keys issued are not returned at the end of your stay or lost then the cost of replacement will be charged to you.
* The client may in no circumstance re-let or sublet the property.
* The owners shall not be liable to you or your holiday party for loss or damage to property, however arising.
* All inventory must remain in the property and not be taken to another property.
* You are responsible for the supervision of all members of your party under the age of 18 at all times.
* Please park your vehicles in the designated parking area, ensuring cars do not block access to other properties. Parking is limited to 2 vehicles.
* Please respect the community and try to keep noise levels to a minimum, especially between 11 pm and 8 am.
* We reserve the right to terminate your rental agreement with immediate effect where the unreasonable behaviour of the persons named on the booking (or their guests) may impair the enjoyment, comfort or health of others. You’ll be asked to leave the property, without any refund of the rental amount paid.
* Please use the designated barbecue utensils and clean the barbecue after use.
* Fireworks, Chinese lanterns, firepits, are prohibited.
* BBQ’s are permitted but must be raised off the grass area.
* Check-out – 10.30am could you please empty the bins and ensure dirty dishes are washed ready for the next guests.
* If you want to use the services of a third-party supplier (e.g. a chef, beauty treatments) this must be agreed beforehand. If you bring a third-party supplier without consent, we reserve the right to ask them to leave. We do not accept liability for the activities of these third-party suppliers.
* Wi-Fi – the guest agrees to reasonable and lawful usage.
* Domestic electric vehicle chargers (commonly known as a ‘granny charger’ or a ‘trickle charger’) are not suitable for use at the property. You are liable for any damage or loss suffered by us due to your unauthorised use of domestic chargers.
* Please be aware there is no EV charging available on site.
* Any problem or complaint must be immediately reported directly to us/our representatives to allow us the opportunity to resolve it.
* Non-compliance with the house rules will be considered as a breach of the terms and conditions of the rental agreement. We reserve the right to terminate the booking with immediate effect and without a refund if they do not abide by the rules.
* This property is privately owned.
* Other helpful information such as emergency contact details, bin collection days etc. will be included in your [guest](https://www.schofields.ltd.uk/blog/3505/guest-information-book/) [information](https://www.schofields.ltd.uk/blog/3505/guest-information-book/). A e mail providing helpful information and fire policy will be sent in your pre arrival message.

It seems a list of do and don’ts but would appreciate your co operation and we

hope you enjoy your stay.