

Terms and Conditions

General

Mrs S Corrigan is the owner of the holiday let property, Brigidon. The contract is between the owner of the property and the person making the booking (hereinafter referred to as the guest). The owner reserves the right to refuse a booking without giving any reason.

Bookings shall not be accepted from stag or hen parties or guests under the age of 18 years.

The start date is the first day of the booking.

If the booking is made earlier than 4 weeks before the start date, it may be secured with payment of a deposit of 25%. The balance of the rent is due 4 weeks before the start date. If the booking is made later than 4 weeks before the start date then the full rent is payable.

If we have not received payment 7 days after the booking is made the booking may lapse.

If the balance is not received by the due date, then the booking may be cancelled and the deposit forfeited.

Damage deposit

In making the booking, you accept responsibility for any theft, breakage or damage caused by you, your dogs, or any member of your party and agree to indemnify the owner, in full, for any loss that may incur as a result. A security deposit of £120.00 is required and will be returned within 2 days of the end of your holiday, less the cost of damages/breakages, or misuse of the saniflow toilet.

Cancellation

In the event of a cancellation by the guest the deposit amount is non-returnable.

Therefore, please inform the owner in writing as soon as possible. If the owner succeeds in re-letting a proportion of the booked period then the rent may be repaid pro-rata less the deposit amount.

We recommend that the guest should take out comprehensive travel insurance, to cover cancellations. If you choose not to, then you accept responsibility for any loss that you may incur due to your cancellation.

In the event of cancellation by the owner the whole rent shall be repaid.

Covid19 cancellation

Please note that in the event of a National or local lockdown affecting your stay, the owner will either defer your booking to a convenient date or (if booked via the owners website), refund any monies paid. If booked via an agent, a refund, minus a fee to cover administration charges will apply.

However, normal cancellation conditions apply if the guest is not able to travel due to having the virus or a disinclination to travel.

Arrival and Departure

Due to the current Covid19 pandemic, cleaning and sanitising of the cottage takes longer, so changeover times have been extended.

Tenancies commence at **430pm** on the first day and terminate at **930am** on the day of departure. If it is possible to allow earlier access, the owner will advise you.

Parking

There are two parking spaces available on the cottage driveway.

CCTV

Please note that there is a CCTV camera at the property. However, it only covers the driveway area.

Smoking

The cottage is strictly non-smoking - please do not smoke in the cottage.

Dogs

Only 2 dogs are allowed at one time.

Please don't leave dogs alone in the cottage, or allow them on the sofas, chairs or beds.

Guests are responsible for cleaning up after their dogs. Poo bags are provided.

Saniflo toilet

Please note that there is a saniflo toilet in the showeroom. This works like a normal toilet but is extremely sensitive. **It will only take human waste and some toilet paper, nothing else.** Please do not overload this toilet with toilet paper, or flush face wipes, sanitary ware or cotton buds.

Towels & Linen

Bedding and towels are included in the rate and a change of linen is provided for bookings of a fortnight or more. Please inform the owner if this change of linen is required, prior to your arrival date.

We provide a hand towel and bath towel for each person. Please bring your own beach towels.

We can also provide a high chair and a travel cot with a cot bottom sheet, but please bring other required bedding.

Stair Gate

There are 3 stairgates available at the cottage.

Pillows & Duvets

Pillows & duvets have synthetic filling. However, 2 of the pillows in the main bedroom are feather filled. Please advise the owner if you have any allergies.

Mobile phones

The mobile phone signal for most networks is reasonably good at the cottage.

Wi-Fi

The free Wi-Fi signal is good, but not superfast. The Wi-Fi code is included in the welcome book at the cottage.

Electricity

Electricity and central heating are included in the rental. A basket of logs for the wood burner are also included. If you require extra, please refer to the welcome book in the cottage.

EV users

Please note that the charging of electric vehicles using an extension cable from the internal electrical supply at Brigydon is strictly forbidden. Details of local charging points can be provided on request.

Obligations of the Guest

The guest agrees:-

- To pay for any losses or damage to the property caused or allowed by the guest.
- To take good care of the property and leave it in a clean and tidy condition on departure. The owner reserves the right to make a charge for extra cleaning if the property is not left in a satisfactory condition. This includes any misuse of the saniflow toilet.
- To permit the owner and her agent's reasonable access to the property, should entry be required.
- not to part with possession of the property, or share it, except with members of the party listed when booking
- Not to exceed the total number of people stipulated in the property description. Only those listed on the original booking can occupy the property.
- Not to sell or transfer the booking to another party without the owner's agreement
- not to cause an annoyance or become a nuisance to occupants of adjoining premises
- No smoking, or the lighting of candles at the cottage.

Non-availability of property

If for any reason beyond the owner's control the property is not available on the date booked (owing, for example, to fire damage) or the property becomes unsuitable for holiday letting, all rent and charges paid in advance by the guest shall be refunded.

Liability

The owner shall not be liable for any loss or damage which the guest or any other person may suffer arising out of or in respect of any letting.

The owner shall not be liable for any temporary defect or malfunction of any equipment, machinery or appliance in the property. No compensation will be given for any temporary outage of electricity, gas, water, internet connection or television service.

The owner is not responsible for the loss of any personal belongings or valuables of the guest.

Guest are responsible for the safety and security of their children at all times. Never leave children without adult supervision.

The owner reserves the right to terminate a holiday without compensation where the unreasonable behaviour of the persons named on the booking (or their guests) may impair the enjoyment, comfort or health of others.

Breach of Contract

If there is a breach of any of these conditions by the guest or any of their party, the owner reserves the right to re-enter the property and require the guest and their party to leave.

If there is a breach of any of these conditions by the owner then the guests have the right to end their holiday.

Complaints

The owner will endeavour to prepare the cottage to a high standard. However, if a problem does arise please advise the owner immediately. Every effort will be made to assist you.

If the owner is denied the opportunity of investigating the complaint within a reasonable time or denied the opportunity to put matters right during the holiday, then this may result in a reduction of any compensation which may be payable to the guest arising out of such a complaint.

Faults or Breakages

If something breaks or becomes faulty during the holiday please advise the owner immediately - this will give her time to fix the problem before the next guests arrive. This also includes the saniflow toilet.

The owner reserves the right to make reasonable amendments or additions to these terms and conditions, without notice.

The cottage, Brigydon, is privately owned and much loved. Please enjoy the property, but look after it like you would your own home.