

## **Terms & Conditions**

1. The Contract is deemed to have been made once the Hirer has agreed the price, made confirmation in writing of the booking accompanied by a non-refundable 10% deposit or £50 whichever is the greater amount, payable by cash, cheque or credit card. The balance is to be paid 28 days before the start of the holiday.
2. The Meadow View Cottage website forms part of the contract.
3. Cottages are available for hire from 4pm on the arrival day, but must be vacated by 10am on departure day.
4. The cottages are for the use only of the persons named on the Booking Form, the number of which shall not exceed the maximum number of persons stated in our literature that shall occupy the cottages. Any variation, addition or substitution to persons named shall be at our discretion and confirmed in writing.
5. Cots may only be occupied by children aged two and under.
6. Booking will not be accepted for all male or all female parties of young persons.
7. Small, well behaved dogs are accepted but must not get onto furniture or go upstairs, or be left alone in the property. The charges for dogs are £20 for 7 days, or £12 for a short break.
8. A short break is defined as Friday to Monday or Monday to Friday.
9. Value Added Tax is included in the rental figures and has been levied at the appropriate rate at the time of booking.
10. The Hirer is responsible for the care of the property and its contents during the period of tenancy. Any damage or breakages must be paid for, and the cottage must be left in a clean and tidy state at the end of your holiday. Please report any discrepancies in the inventory within 24 hours.
11. Electricity, oil for heating, linen and towels are included in the hire.
12. We shall not be liable to pay the Hirer or any member of the party for any injury, loss or damage to his property, vehicles or person, however caused.
13. We reserve the right to refuse any booking or cancel any booking if the property is unavailable (e.g. through fire, flood, etc) for any reason whatsoever, and our total liability is limited to a full refund of the monies paid by the Hirer and the Hirer shall have no other claims whatsoever.
14. Property descriptions and details, both written and verbal, are given in good faith, but their accuracy cannot be guaranteed.
15. Smoking is not permitted in the cottages.
16. We reserve the right to have reasonable access during the period of hire.
17. We reserve the right to upgrade bookings to a different cottage without extra charge to the Hirer.