

**POND COTTAGE AND DUCK END
HIGHER COOMBE FARM
TERMS AND CONDITIONS OF BOOKING**

1. If the property is available, it may be reserved provisionally for three days from initial enquiry. This allows time for receipt of the completed booking form and your non-refundable £100 per week deposit, at which time a contract is deemed to have been made.
2. The balance of the price is due six weeks prior to holiday commencement. It is the guest's responsibility to forward this in good time, as reminders may not be issued. We reserve the right to re-let the property if the balance has not been received.
3. Cancellations are not accepted and the full price will remain due. However, should it prove possible to re-let then a discretionary refund may be made. This will never be greater than 50% of the price.
4. The person signing the booking form is considered to be the contracting party and is responsible for the individuals or group actually occupying the property, including loss or damage to the property and/or its contents. The licence shall permit the tenant and members of the tenant's party as shown on the booking form (but no-one else without prior permission) to occupy the property for holiday purposes only.
5. Bookings are not transferrable and sub-letting is not permissible.
6. Whilst we do our utmost to provide guests with an enjoyable and satisfactory holiday this cannot be guaranteed. We also reserve the right in any circumstances to cancel your holiday, without giving reasons. In this unlikely event compensation is limited to the monies paid.
7. Every effort is made to ensure that all amenities advertised are available but no liability can be accepted for any omissions.
8. Properties are available for occupation from 3.00pm on the first day, and must be vacated by 10am on the day of departure. The equipment, furniture and premises should be handed over in as good a condition as they were when taken over. Any damage, loss or destruction shall be made good by the applicants who also undertake the tidiness and preservation of cleanliness of the goods and premises until handed over at the end of the booking.
9. The proprietors shall not be held responsible or liable for any loss or damage to valuables, personal property of any kind, motor vehicles, motor cycles etc or personal injury or death, direct or indirect, irrespective of how it was sustained, occasioned or caused to anyone of any age (including persons under 18 years) who is resident or invitee of the proprietors, whether caused by or resulting from any default, wilful act, negligence, omission, neglect or otherwise on the part of the proprietors, their servants or agents or any residents, guests or invitees.
10. Well-behaved dogs are welcome at an extra charge of £20 per week each. Dogs are accepted on the basis that they are kept under control at all times, especially around the proprietors' livestock. Dogs must not be left unattended in the cottage and are not permitted on the furniture.
11. We regret that no smoking is permitted in any of the properties, and if there is evidence to the contrary there will be a discretionary fee of £50 for any damage or cleaning that results from smoking.