

Booking Terms & Conditions

Angel Valley Cottage

1 The Guest and Occupancy

- 1.1 The guest is the person who signs the booking form, or in the absence of a booking form, the person who makes the booking. The guest must be over 21.
- 1.2 Only the agreed number of guests must stay at the property, maximum 8 people. For the avoidance of doubt, children count as persons.
- 1.3 We reserve the right not to accept bookings from groups of people under the age of 25.
- 1.4 Smoking is strictly forbidden at Angel Valley Cottage.
- 1.5 Pets are not allowed. (But owners dogs are occasionally in the cottage)
- 1.6 The property is available for occupation from 3pm on the first day of the holiday and must be vacated by 10am on the last day.

2 The Contract and Payment

- 2.1 The contract of hire is deemed to have been made once a non-refundable deposit of one third of the holiday price (or total amount if within 6 weeks of commencement of the holiday) has been paid and we did send you confirmation of your booking.
- 2.2 The balance payment is due 6 weeks before the holiday commences. If the balance is not received by the date due on the booking confirmation, we reserve the right to make the property available for re-booking.

3 Care of Angel Valley Cottage

- 3.1 The guest must keep the property clean and in good order and will be responsible for any damages or breakages. During the period of occupation the guest is responsible for the care of the property and its contents. It is expected that guests treat the property with the respect that they treat their own and leave the property and its fixtures and fittings in a clean and tidy condition, including correct disposal of rubbish/waste for recycling, if applicable.
- 3.2 A £100 security deposit must be paid 6 weeks prior to the arrival date. This deposit will be refunded to the guest the week following the holiday, but a deduction will be made for any breakages or damages done to the property or if it is not left in a clean and tidy condition. You may be billed for repairs that cost over £100.
- 3.3 All damage and breakages must be reported to us before the end of your holiday.

4 Cancellation and Changes

- 4.1 In the event you cancel your booking, we will make all reasonable efforts to re-let Angel Valley Cottage in which case the fees paid will be refunded less an administration charge of 20% of the total fee and less any costs we incur in remarketing Angel Valley Cottage.
- 4.2 As we do not offer cancellation insurance, we highly recommend that the guest arranges their own holiday insurance that includes cancellation cover.

5 Liabilities

- 5.1 We shall not be responsible for any loss or damage to any belongings or injuries sustained by you or any member of your party during your stay at Angel Valley Cottage, however caused.
- 5.2 Guests should ensure that all personal possessions are removed on departure from the property. We reserve the right to dispose of any guests' personal belongings after the departure day of the guests from the property without further reference to the guests.
- 5.3 We reserve the right to cancel your booking at any time if unexpected circumstances arise. In this event our total liability shall be to refund to you all sums which you have already paid.

6 Access to Angel Valley Cottage

- 6.1 We reserve the right to enter the property to inspect it or carry out necessary repairs or maintenance during your stay.

7 Form of Agreement

- 7.1 The tenancy created by this agreement is a Holiday Let within paragraph 9 of Part 1 to schedule 1 of the Housing Act 1988.

8 Complaints

- 8.1 Any complaints regarding the accommodation or any shortage or defects should be reported as soon as possible by the guest to the Owner.

9 Description

- 9.1 The Owners have made every effort to ensure that the description of the cottage is accurate. The Owners will not accept responsibility for description, which is deemed inaccurate. The Owners reserve the right to make changes to the description at any time.

10 Force Majeure

- 10.1 We cannot accept liability or responsibility for any alterations, delay or cancellation or any other loss or damage caused by war, civil strife, terrorist action, industrial disputes, fire, sickness, bad weather, livestock, epidemics, acts of any government, or public authority, changes imposed by re-scheduling of airlines or any event outside our control.