

Kestrel Cottage/ Mason's Yard

Letting terms and conditions

TERMS OF LETTING: - The accommodation is available for short-term holiday letting or temporary stay and not for permanent living accommodation. The Owners of the cottages retain at all times the right to terminate a letting without notice.

RESERVATIONS: - You can book by phone or e mail. A booking form plus terms and conditions are available to download on our website. The booking will be held for 5 days pending return of booking form and deposit.

DEPOSITS: - The Owners require a deposit of 25% of the Rate Payable if booking is made more than 6 weeks prior to the date of the letting; this is to be sent with the booking form in order to confirm the reservation. The reservation is not considered binding until the deposit is received in cleared funds. Full payment is required if the booking is made less than 6 weeks prior to the start of the Holiday. We also ask for a refundable security deposit of £80 to be paid at the time of balance of payment in case of breakages, damage or the need for excessive cleaning. **Please send a separate cheque to cover this deposit.**

BALANCE OF RENT: - The balance of the rental Payable is due 6 weeks before the start of the holiday. If the Owners do not receive the balance by the due date the Owners reserve the right to re-let the reserved accommodation. Non-payment of balance of rental is treated as cancellation, see below.

CANCELLATIONS: - If you have to cancel your holiday for whatever reason please notify the owners in writing or by email and if the accommodation is re-let the Owners will refund to you all monies paid less the expenses of re-letting. If the property is not re-let any outstanding balance of the full Rent Payable will become due.

Arrival and Departure: - Unless otherwise agreed, the property is available from 4pm on day of arrival to 10.30am on the day of departure. Weekly bookings are normally from Saturday afternoon to the following Saturday morning.

Linen: - All bed linen, duvets, pillows, towels and tea towels are provided.

Services: - All oil, electricity and gas included at no extra charge.

Pets: - The Owners allow guests to bring pets by prior arrangement. Please notify the Owners when returning the booking form if you intend to bring pets with you. You will be responsible for any damage caused by your pets. Please clean up after your pets including all faeces.

Guest Obligations

By making the booking the Guest agrees to the following term and conditions:-

1. To take good care of the property and contents and to leave the property in a clean and tidy condition at the end of the letting. A cleaning service is not provided in the course of the letting. Read instruction booklets before using appliances. Beds stripped (not mattress covers). Any furniture moved restored to original position. Bins emptied into wheelie bin and recycle bins. Lock the property when it's unoccupied and comply with security and safety procedures.
2. **All Breakages and damage must be reported to the Owners immediately, and must be paid for by the guest before they leave.**
3. To permit the Owners and Agents reasonable access to the property at all times in case of an emergency. Do not tamper with electrical, gas, water or sewage services or equipment.
4. Use of the home and any amenities provided to the guest are provided by the Owners to the guest entirely at the guest's risk, and no responsibility can be accepted for any personal injuries or loss or damage to property. Children must be supervised at all times when in the paddock due to the deep pond at the far end of the field.
5. This Contract contains the whole agreement between the parties the website, correspondence and any advertising material are offered in good faith, and neither they nor any oral representation made by the Owner or their Agents form any part of this agreement.
6. The Owners make no representation as to the state of condition of the property, nor to the position, type or state of furnishings described on or shown in any literature.
7. If for any reason beyond the Owners control the property is not available on the date booked including damage by fire, flood, storm, war, terrorism or other act beyond the control of the Owners or the property is unavailable for holiday letting, all rent and charges paid in advance by applicant will be refunded in full but the applicants shall have no further claim against the Owner or Agents for holiday cancelled.
8. All complaints must be notified to the Owners immediately so that an onsite investigation can be made and if necessary, remedial action taken. Under no circumstances will compensation be paid for complaints raised after the completion of the letting (which is not notified to the Owners during letting).
9. There is a speed limit of 10mph on the property. Vehicles are parked on site at owner's risk. Use only the designated parking space on the parking area.
10. There is a NO SMOKING policy within the cottages and adjoining buildings.
11. If there is a material breach of conditions, the Owners or their Agent reserve the right to terminate the letting without prejudice to any other rights and remedies the Owners may have against the guest.

12. You undertake that only the agreed number of persons whose details have been disclosed on the booking form will occupy the property nor may you sub-let any part of the property. The Owners reserve the right to refuse entry to the entire party if this condition is not observed.
13. All the guests must endeavour to keep the noise at a level that will not disturb other people especially between 2200 and 0800. The playing of loud music or loud and offensive behaviour is prohibited at all times and the Owners reserve the right to terminate the letting without notice if the guest causes a disturbance or nuisance to the other guest, neighbours or Owners.
14. The contract is deemed to have been made at Kestrel Cottage, Brail Vista, Crofton Road, Great Bedwyn, Marlborough, Wiltshire and Mason's Yard, Church Street, Great Bedwyn, Marlborough, Wiltshire and will at all times be under the jurisdiction of the law of England.
15. The person signing the booking form must be a member of the party intending to occupy, be over eighteen years old, and certifies that he or she is authorized to agree to the booking conditions on behalf of all persons included on the booking form, including those substituted or added at a later date and be deemed responsible for the guests in his or her party abiding by guest obligations.

Please make cheques payable to:

**Mrs M R Rhodes
Brail Vista
163 Crofton Road
Great Bedwyn
Marlborough
Wiltshire
SN8 3LX**

Phone: 01672 870659

Mobile: 07718740945

We accept PayPal and direct bank payment from overseas visitors. There will be a small charge for this.