



## The Stable - Terms and Conditions – April 2018

All bookings for The Stable are subject to the following terms and conditions which come into effect at the time of booking:

For clarity and the purposes of these Terms and Conditions, the following definitions apply:

- “me” refers to Victoria Loveridge, Perry Barn, Blackmoor, Somerset TA21 9LH.
  - “you” refers to the person making the booking.
  - “guest” refers to any person who visits you at The Stable during your stay whether listed on the booking or not.
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- A contract between you and me will come into existence when I receive payment and accept your booking by issuing a confirmation of booking for the dates shown in the rental agreement. The contract binds you & all the members of your party. It is your responsibility to ensure that all members of your party accept the terms of the contract set out in these terms & conditions of booking. Failure to disclose all relevant information or comply with these terms may lead to termination or curtailment of the contract & loss of the booking.
  - A non-refundable deposit of 50% of the holiday price is payable at the time of booking. Bookings made less than six weeks before your arrival date must be accompanied by the full amount of the holiday charge and the **£100** refundable damage deposit (if requested).
  - The balance plus a **£100** refundable damage deposit (if requested) must be fully paid no later than six weeks before the commencement of your holiday. If the balance is not received by the due date then I reserve the right to treat your booking as cancelled and you will remain liable to pay the balance of the rent.
  - All cancellations must be immediately notified to me by telephone AND confirmed in writing. If you cancel your holiday more than 6 weeks before it is due to start then your deposit will be forfeit. If you cancel less than 6 weeks prior to the holiday then the full balance remains due and is not refundable.
  - I strongly advise that you take out comprehensive travel insurance. If you choose not to take out travel insurance, then you accept responsibility for any loss that you may incur due to any cancellation or curtailment.
  - Your booking will not be cancelled or curtailed by me except in exceptional circumstances beyond my control. Notification will be given of any such cancellation or curtailment as soon as possible and I will promptly refund all payments made for your holiday. My liability for cancellation and/or curtailment will be strictly limited to any payments made to me by you.
  - The number of persons staying in the accommodation at any time must not exceed **2 ADULTS** and only those people listed on the booking form can occupy The Stable. We reserve the right to terminate the booking without notice and without refund in case of a breach of this condition.
  - Bookings cannot be accepted from persons under eighteen years of age.
  - I reserve the right to refuse a booking without giving any reason.
  - I and/or my representative(s) reserve the right to enter The Stable at any time to undertake essential maintenance or for inspection purposes. I will endeavour to provide as much notice as is reasonably practical in the circumstances, but in emergencies it may not be possible to provide such notice.

- Tenancies normally commence at 1500hrs on the day of arrival unless otherwise agreed and guests are required to vacate The Stable by 1000hrs on the day of departure. This allows the accommodation to be thoroughly cleaned and prepared for incoming visitors.
- Pets or smoking anywhere in The Stable will result in immediate termination of occupancy and forfeiture of all payments. This condition must be strictly adhered to. If you allow pets or smoking in The Stable, then in addition to the above term, an additional £150 cleaning charge will be made.
- Damage deposit – In making a booking you accept responsibility for any theft, breakage or damage caused by you or any member of your party and agree to indemnify us, if so requested, in full for any loss that we may incur as a result.

If collected, the security deposit will be returned within 7 days of the end of your stay less the cost of damage/breakages.

- Damage to property – Please treat the facilities & accommodation with due care so that others can continue to enjoy them in future. In the event that you notice damage in your accommodation please let us know immediately so that we can take the appropriate action. If there have been any breakages during your stay, please advise us before you leave. The accommodation will be inspected at the end of the holiday & you may be charged for any loss or damage found.
- Please lock the doors and close the windows when you leave The Stable unoccupied.
- I reserve the right to make a charge to cover additional cleaning costs if you leave the property in an unacceptable condition.
- Please note that in the event that any keys issued are not returned at the end of your stay, then the cost of replacement locks and keys will be charged to you.
- You must not, in any circumstance, re-let or sub-let the property, even free of charge.
- A WiFi internet connection is available (at no extra cost) subject to technical availability. Please note the speed and availability of this service is beyond my control and that lack of or slow speed internet is not deemed to be reasonable grounds for termination or curtailment of your stay by you.
- I will not accept any liability any temporary defect or malfunction of any equipment, machinery or appliance in the building or grounds.
- All inventory must remain in the property it was in at arrival and not be taken to any other property.
- Children under 18 must be supervised by their parents/guardians at all times.
- There is secure off-road parking available at The Stable. No responsibility whatsoever will be accepted for any damage or loss to any vehicle, trailer or their contents, however caused.
- We reserve 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.
- Any problem or complaint which you may have concerning their stay at The Stable must be immediately reported directly to me/my representatives and we will endeavour to put matters right. Any complaints not reported to me/my representatives at the time and only reported at the end of , or after your stay at The Stable will not be considered.
- I reserve the right to make reasonable amendments or additions to these terms and conditions without notice.

- The Stable is privately owned and is part of our home. I would like all guests to enjoy the facilities and expect them to treat the property, its surroundings and neighbours with the same respect that they would with their own home.