

## Booking : Terms and Conditions

1. Bookings are accepted on condition that reasonable care is taken of the property and contents. The property should be left in a clean and tidy condition and all damages and breakages are the guests responsibility. Please let our housekeeper know as soon as any significant damage occurs (the odd broken glass doesn't count)
2. A non refundable deposit of %30 of the total cost is payable on booking, and this deposit must be received within 7 days of making your reservation. The balance is due 28 days prior to the first day of the holiday. These fees are requested via bank transfer. Both the deposit and final invoice are due upon request by us. When a booking is made less than 4 weeks before arrival, the full cost of the holiday is payable immediately. We will ask for a cheque for the security damage deposit fee of £200 to be posted upon request by us. This will be held until two weeks after your stay, and returned as long as no significant damage has occurred. NB We cannot allow access to the cottage until the damage deposit is received. **If the damage deposit is not received two weeks before booking, we reserve the right to cancel the booking and will offer you a refund, minus the deposit moneys.** We will also retain the damage deposit if any fires other than the bbq are lit outside the house. We charge a booking fee of £25 for overseas bookings.
3. 7 night bookings are from Saturday to saturday, and start from **4pm on arrival day, and end at 10am on departure day.**

4 night midweek breaks are from Monday from 4pm, to departure 10am Friday

3 night weekend breaks are from Friday from 4pm, to departure 10am Monday

Bed linen and towels are included. Please bring your own **Beach Towels.**

**Please bring your own sheets and towels if you have had/are using fake tan**

**Also, please do not use hair dye in the shower**

**We cannot get the stains out from any of these products!**

We reserve the right to charge a fee to cover costs for replacing laundry, shower trays etc if these are damaged by the above products.

- 4 The cottage is for a maximum of six persons plus one child under two years/in a travel cot. Unaccompanied teenagers are not allowed at the property.
5. No liability is accepted for any loss, damage, sickness or injury howsoever caused, which may be sustained during the holiday to the guest or any member of the party, or invited persons, or any car or its contents, or any possession of the any member of the party. This applies to the house and garage, so any boats stored with us are your liability as regards security and insurance.
6. The house is a no smoking area.
7. Up to two small, well behaved dogs are allowed, or one larger dog for an extra charge of £20 per dog. Dogs are not allowed on the beds, or on the furniture.
8. Logs for the woodburner are free
- 9.
9. Cancellation: If you cancel a confirmed booking, once the initial deposit is paid, we will endeavor to re-let Anchorage Mews. If the property is re-let, we will refund any monies paid by you, less a £40 cancellation charge per week booked. If we are unable to re-let the property, you will be liable for the balance of the rent (if not paid)

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10. You will permit the owner, with or without workmen or other, at agreed times to enter, inspect, and if absolutely necessary, carry out repairs to the property.
11. You must not assign or part with possession of the property, part of it or anything contained in it. Nor must you use the property for other than holiday accommodation.
12. In the event of Anchorage Mews being rendered uninhabitable by circumstances beyond our control, a full refund of all monies paid will be made. No further obligation or liability for any losses or expenses arising from such circumstances is accepted.
13. All descriptions, advertisements and representations are made in good faith.