

**Terms & Conditions – The Old Barn, 4 Seavale Mews, Seavale Road, Clevedon, BS21 7QB**

1. The Old Barn is a self-catering holiday cottage in Clevedon and must be used as a private holiday residence for the occupation only of the persons specified on the booking form or by email (the hirers).
2. The cottage should be left in a clean and tidy state on departure. The hirers will vacate it at the termination time and date without any prior warning or process of booking. This will be 10am on the day of departure unless otherwise agreed with the owner. The owner will have right of access to the property if the hirers have not vacated the property by 10am, in order to prepare for the next hirers.

The hirer can have access to the cottage from 3pm on the day of booking. Access will be through a key deposit on the side of the house. The code will be provided to the hirer in advance of the stay.

3. A £100 damage deposit is payable at the time of paying the final instalment. The damage deposit will be repaid within 7 working days, providing the cottage and its contents are in the original state, as the hirers found it, at the commencement of their holiday. The hirers should notify the owners of any breakage or damage and re-imburse them prior to departure. The cost of any damages that have not been re-imbursed will be deducted from the damage deposit.
4. A 40% deposit is payable at the time of the booking and the balance (plus the £100 damage deposit) is payable at least six weeks before commencement of the hire period. In the case of bookings within six weeks at the hire date, the full cost of the hire is payable at the time of booking.
5. Cancellation – if the hirers have to cancel the stay, they should notify the owners immediately. All payments will be refunded provided this is a least one month before the booking date. If less than one month, the owners will attempt to re-let the property for the period of the hire. If the owners cannot re-let the cottage, the hirers will remain liable for the full cost of any part of the holiday that is not re-let. If the owners are able to re-let the hire period, they will refund to the hirers whatever the hirers have paid at the time, less an administration charge of 10% of the total value of the stay.
6. The hirer's car is parked at the hirer's own risk and all personal possessions are left on the premises at the hirers' own risk.
7. No responsibility is accepted by the owners for any accidental mishap to persons or property whilst on the premises, or whilst engaged in any activity therefrom, or for any illness or injury arising from any cause whatsoever.
8. The owners may cancel the booking if the cottage becomes unsuitable for the occupation due to circumstances beyond their reasonable control, such as flood or fire damage. In such a situation a full refund will be made of all sums paid. The owners will have no further liability to the hirers.
9. If for any reason outside of the control of the owners, the cottage is not available to the hirers on the date of their confirmed booking, the owners will offer the hirer alternative dates, waiving any administration charges for the service. The hirer will not be entitled to any further claim from the owners.
10. Access by the owners may be required on occasions on a reasonable basis.
11. No smoking is permitted inside the Old Barn.
12. Under no circumstances may the hirers hold a party at or in the Old Barn.
13. Any pets which are on holiday with their owners must be kept strictly under control. In particular, they must not be allowed on the furniture, including chairs and beds. The hirers will forfeit their damage deposit, in full, if pets' hair is found on furniture, to cover the cost of the extra cleaning.
14. The number of persons occupying the cottage must not exceed six. Any exceptions to this must be agreed with the owners at the time of booking.