

## **Terms and Conditions**

### **General**

This is a legally binding contract between the property owner, Riverside Cottage Holidays and the holidaymaker. The property owner is also referred to as "we" and "us".

The holidaymaker is the person who signs the booking form or, in the case of online booking, the person who makes the online payment. This person is responsible for ensuring all members of the holiday party accept and adhere to these terms and conditions. The holidaymaker is also referred to as "you".

The property referred to being The Dairy, The Dairy, Oldford Farm, Oldford, Frome, Somerset, BA11 2NF, United Kingdom.

### **Bookings**

A booking deposit is payable within 7 days of the provisional booking being taken. The booking is taken on a provisional basis until the deposit has been paid in full and funds cleared through the banking system (where appropriate). The booking then becomes confirmed. Until the booking is confirmed, it can be cancelled at any time without prior notice.

The balance of the rental charge, along with the breakage deposit, is payable not less than 6 weeks prior to the start of the holiday. Failure to pay the deposit or balance in full by the due dates will constitute a cancellation of the holiday by the holidaymaker. Please be sure to note the due dates of these payments as reminders are not routinely issued.

Bookings made less than 6 weeks prior to the arrival date must be paid in full at the time of booking.

The property owner reserves the right to decline a booking.

### **Cancellation by the Holidaymaker**

Cancellation of the booking by the holidaymaker should be made in writing and addressed to:

Mr & Mrs Stephen and Maria Leathley  
Riverside Cottage Holidays  
Oldford Farm  
Lullington Lane  
Oldford  
Frome  
Somerset  
BA11 2NF  
United Kingdom

In the event of a cancellation, we will attempt to re-let the property and if successful, a discretionary payment may be made. However, we strongly recommend you take out holiday cancellation

insurance to cover for this eventuality.

### **Covid-19 Addendum to Postponement/Refund Policy**

In the event of new or re-imposed government restrictions preventing you from travelling or prohibiting your stay with us as a result of the Covid-19 pandemic, you can reschedule your stay with us subject to the usual availability criteria. There will be no additional fees for doing so, though if you reschedule to a time of year when prices are higher (either through peak/off peak variations or through a price increase) you will pay the difference. If you reschedule to a time of year when prices are lower, you will receive a refund of the difference.

If the government's restrictions are imposed *after* you have paid the 20% deposit, but *before* you have paid the full , we will retain the 20% deposit pending your rescheduled stay. If you postpone your stay indefinitely we will issue you with a credit voucher for the full value of your deposit to be used at a later date.

If the Government's restrictions are imposed *after* you have paid *both the deposit and the the full balance* (i.e. within 6 weeks of your holiday) we will refund the balance payment to you, retaining only the 20% deposit to hold the rescheduled booking. Again, if you postpone your stay indefinitely we will issue you with a credit voucher for the full value of your deposit to be used at a later date.

Outright cancellation of the booking with no postponement would result in forfeiture of the deposit.

### **Cancellation by the Property Owner**

The property owner will endeavour to make sure the stated property is available for the dates contracted. In the unlikely event the property becomes not available and the property owner has to cancel the booking, the property owner will endeavour to find the holidaymaker suitable alternative accommodation. If suitable alternative accommodation cannot be found, the holidaymaker shall be entitled to a full refund. The property owner shall only be liable to return the monies received. No compensation or consequential losses shall be paid.

### **Miscellaneous**

Whilst every care is taken to provide a true and accurate description of the property, over time, alterations are made and some things do change. The holidaymaker accepts that no refunds are available for such discrepancies.

The property owner reserves the right to enter the property, at a reasonable time, in the event of an emergency or remedial repair work being required.

The property owner is entitled to ask the holidaymaker to leave the property without any refund if, in the property owner's opinion, the behaviour of the holidaymaker and/or his/her party is unacceptable.

The property owner reserves the right to refuse entry to anyone, who in the property owner's

opinion is not suitable to or capable of taking charge of the property.

The property owner reserves the right to ask the holidaymaker and their party to leave the property, without refund, should the behaviour of the holidaymaker and/or their party be considered by the property owner to be unreasonable or incompatible with the reasonable expectations of other guests.

### **Number of Guests**

The maximum number of people entitled to stay at this property is detailed on the property description. Only those people named on the booking form are entitled to stay. If it is found that more people than agreed are using the property, this will be considered a breach of contract and the holidaymaker and his/her party will be asked to leave immediately without any refund. Sub-letting or assignment of the let is strictly prohibited.

### **Pets**

Pets are allowed in the property subject to the property owner's agreement. All pets must be house trained and the number and type of pet must not exceed what was agreed at the time of booking, otherwise a breach of contract will be deemed to have taken place.

Pets must not be left unaccompanied in the property at any time and must not be allowed on the beds or furniture. The holidaymaker shall be liable for all damage caused by his/her pet or any pet belonging to the holidaymaker's party. A charge will be made for any additional cleaning required. The property owner cannot be held responsible for any accident or injury to a pet during their stay.

Dog owners must clean up after their pets anywhere and everywhere on the site. Oldford Farm is marketed as an idyllic location for children and dog waste presents a real danger to young children in particular. The overwhelming majority of our guests are caring and responsible dog owners, but anyone violating this requirement will be asked to modify their behaviour. If it continues, they will be asked to vacate without refund.

### **Arrival and Departure Time**

Every effort will be made to have the property available from 14:30 - 18:30 on the day of arrival. The property must be vacated by 11:00 on the day of departure. Late departure will result in an additional charge being made. Information about keys and how to collect them will be provided once full payment has been received.

### **Liability**

The property owner takes no responsibility for the personal possessions of the holidaymaker or the holidaymaker's party. Vehicles and possessions are left entirely at the risk of the holidaymaker.

Children must be supervised at all times.

### **Cleaning**

Most guests treat the property as they would their own home and at the end of the holiday the property is left in a clean and tidy condition. The property owner retains the right to make an additional charge for cleaning should the property not be left in a similar condition to the way it was found at the start of the holiday.

### **Breakages**

The holidaymaker should make every effort to keep the property, fixtures and fittings and all contents in the same state of repair and condition as at the start of the holiday. Any accidental damage or breakages should be reported to the property owner (or their representative) prior to departure. The property owner retains the right to make an additional charge for damage and breakages although it should be noted that minor breakages and reasonable wear and tear (in the opinion of the property owner) will not be charged for.

### **Complaints**

Every endeavour is made to ensure your stay with us is memorable for all the right reasons. However, we do recognise that from time to time things do go wrong. In these circumstances, it is the responsibility of the holidaymaker to make any such problem known to the property owner (or their representative) immediately it becomes apparent, thereby giving the property owner the opportunity to correct the situation. Unless this procedure is followed, no subsequent claim will be entertained.

The property owner will make every endeavour to rectify any identified problems as soon as is reasonably possible.

### **Return of Breakage Deposit**

Your breakage deposit, minus any deductions, will be returned to you within 0 weeks of the departure.