

Lettings commence at 3.00 pm on day of arrival and end at 12 .00 (midday) on day of departure unless other arrangements are made- times can be arranged for short breaks

PAYMENT DETAIL

25% of the cottage rental is payable on booking . Payments can be made by a cheque on a U.K. Bank (payable to C A Carroll) or Credit Card / Debit Card or direct internet payment bank details: Mrs C A Carroll T/A River Texels sort code 30 96 61 account no 01135528

Balance of the rental is payable 2weeks prior to arrival. Non payment of the balance may be deemed to be cancellation of the booking by the client.

Cancellation: we reserve our right to the full cost of the holiday booked but we will endeavour to re-let and if successful will refund all monies received except £25 administration charge. If we cannot re-let the deposit will be non-returnable and cancellation charges of the balance are 40% if within 4 weeks of the start date of the holiday 60% if within 3 weeks 80% if within 2 weeks. This also applies to charges for horses.

It is strongly recommended that you ensure you have adequate cancellation insurance.

Smoking is not permitted within the cottage but guests are welcome to smoke on the terrace.

CONDITIONS

The number of people occupying the cottage must not exceed those booked. Children 12 years and older are welcome.

The person booking the property will be responsible for the obligations and conditions of the booking.

Persons must take responsibility for their own health and safety stables, bbq etc.

No responsibility for possessions - no responsibility can be accepted for personal possessions in the property - tack/possessions left in tack room or for cars/trailers/horseboxes parked outside the property

Persons booking will not pass his/her booking to another party.

Any damage to the property must be reported. Accidental damage or breakages over value of £10 will be charged to the occupier.

Pets are accepted provided that they are house trained and well behaved. Dogs charged at £ 10 per dog per stay. Numbers limited please ask.

A Bank Holiday stay is an additional £ 40.

In the event of the cottage becoming uninhabitable for the following reasons:
Fire, flood, electricity or gas or water supply interruption, boiler or gas supply failure or acts of God we reserve the right to offer a pro-rata refund. We cannot be liable for compensation due to loss of enjoyment in the event of the letting being affected by any of the above occurrences.

All statements are made and information is given in good faith being true and correct to the best of our knowledge and belief but the proprietor accepts no liability in the event of any such statement or information being untrue or incorrect.

The proprietor accepts no liability for any accident, injury, loss or damage sustained by any resident , family, visitors, animals, vehicles or personal effects howsoever caused.

The proprietor reserves the right to decline accommodation and to order any unauthorised person off the premises.

The proprietor reserves the right to enter premises at any time but will always endeavour to do so when convenient to guests.