

Terms and Conditions

YOUR BOOKING

1. To reserve Old School House, for your holiday let the client should contact us by telephone on 07828 059951 or by email to christina@oldschoolhouse.eu. We will then reserve the property for seven days, during which time the client should send the completed booking form, together with payment of the initial non-refundable deposit (30 % of the total rent due).
2. Following receipt of the booking form and deposit, we will send/email a confirmation receipt to you. This is a formal acceptance of the booking. Please note that if you cancel your holiday you are still responsible for paying the full rental fee. It is recommended that you take out your own holiday cancellation insurance.
3. The maximum number to reside in the property must not exceed 6 residents (not including infants using the supplied cot or clients own travel cot) unless the owner has given written permission. If the client should wish to add to or change any members of the party on the booking form they should advise us as soon as possible. Changes will be allowed at our discretion.
4. A cheque for the balance should be received by us no later than 6 weeks before the start of the holiday. Failure to do this may be regarded by us as a cancellation by you of your holiday. We therefore reserve the right to re-let the cottage, if full payment is not received by this date.
5. Reservations made within six weeks of the start of the rental period require full payment at the time of booking.

CANCELLATION

6. Subject to clauses 1 and 4 above, in the event of cancellation on the part of the client, refunds of amounts paid will be made if the owner is able to re-let the property and any expenses or losses incurred in so doing will be deducted from the refundable amount.
7. In the event that the owners are constrained by unforeseen circumstances or by force majeure to cancel a reservation, they undertake to make every effort to secure the rental of a similar property of equal standing, failing this, all monies paid will be refunded in full.

THE RENTAL PERIOD

8. The rental period shall commence at 3.00pm on the first day and finish at 10.00am on the last day. We should be grateful if you would state your anticipated arrival time when returning the balance of your payment. Saturday is the change over day.

RESPONSIBILITY

PARTY MEMBERS & GUESTS

9. The owners maintain a very high standard of cleanliness and comfort at all times. The client undertakes to leave the cottage, its fixtures and furniture in the same good condition as they were found.

10. You will not cause annoyance or become a nuisance to neighbours of adjoining premises or land. If you fail to observe our terms and conditions we have the right to terminate your booking even if you are at the property by asking you to leave at once without any compensation becoming payable to you.

11. We reserve the right to enter the property at any time should the need arise.

12. We would kindly request that guests refrain from smoking inside the house.

13. All breakages/damage must be notified immediately and paid for at replacement cost (but please do not replace any broken items without the owners agreement).

14. Care should be taken by everyone in both the Grounds and in the House.

15. Do not allow children to play in the Garden without Adult Supervision

DOGS

16. Only those dogs listed on the booking form may be brought and they must be kept under strict control at all times. Please note £25.00 charge for each dog.

17. Dogs must not be allowed on to the furniture & furnishings & please do not allow them into the bedrooms.

18. Dogs must not be left unattended within the House or Garden at any time.

19. Any dog waste should be picked up and placed in bags which can then be put in the dog waste bin provided on site. Please note £25.00 charge for dogs.

OWNERS

20. The owner shall not be liable to the client:

- For any loss or theft of property belonging to the client or other people under his or her responsibility;
- For any death or injury to the client or people under his or her responsibility.
- For any temporary defect or stoppage in the supply of electricity, water, TV, radio reception.
- For any loss, damage or injury which is a result of adverse weather conditions, riot, war strikes or other matters beyond the control of the owner.
- For any loss, damage or inconvenience caused to or suffered by the client if the property shall be destroyed or substantially damaged before the start of the rental period and in any such event, the owner shall, within 28days of notification to the client, refund to the client all sums previously paid in respect of the rental period.

HOUSEHOLD LINEN

21. Sheets and bedcovers are supplied. If the tenancy is for more than one week, household staff will replace all linen every Saturday.

22. All items of household linen are strictly reserved for indoor use only.

PARKING

16. Please note that there is ample parking in the car park, which is located down a flight of steps away from the house.

ELECTRICITY & HEATING

17. The House has Night Storage Heating, Free Standing Electric Radiators are available should extreme cold weather require their use. The House has an electric cooker, fridge, freezer, a microwave, washing machine, as well as a vacuum cleaner, an ironing board and iron. Electricity and heating is included in the price.

INSURANCE

18. Clients are strongly recommended to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability, accidents, civil liability, repatriation and damage etc.

FURTHER INFORMATION

Tourist information brochures, leaflets and guide books are available at the properties together with a Guest Manual containing all the local information and contact numbers you should need.

ACCESS STATEMENT

THE SITE

Old School House is situated off Woodbury Lane, approximately two miles from Axminster. Once through the gate to Old School House, there is a gravelled drive leading to the large Parking Area, providing parking for several cars. From the drive a flight of steps take you to the Patio Area & to the Front Porch of the House.

THE HOUSE

The floors in the main living areas are Flag Stone & Pine Boards. The Hallway is slate and the bedrooms are also Pine Boards. The living rooms & bedrooms have Night Storage Radiators.

The entrance to the House is through a Porch & up a stone step, into the hallway. The Hallway leads off to the Sitting Room, the Dining Room & the stairs to the upper floor & the three bedrooms. Bedroom three is accessed from the second bedroom. Bedroom one & two are accessed from the upper floor landing. From the dining room, the kitchen is accessed down a single step, there is also a walk in under stairs cupboard, leading off from the dining room. From the Kitchen the bathroom is

accessed, again down a further step. Also leading from the kitchen is the small rear hall, giving access to the patio area & also leading off to the WC. All of the outside paths & the drive are gravelled.

Should you have any questions concerning the layout or any other aspect of the property, that may affect you please ring or email & we will endeavour to answer your questions.