

## BOOKING & CANCELLATION POLICY

Your deposit of £75 payable on reservation is not refundable. The balance of monies will become due 6 weeks before the commencement of your holiday and an invoice will be sent prior to that time. If your reservation is for a period within six weeks of your booking then the total amount will be payable immediately.

If you cancel your booking the party leader must telephone the Owners as soon as possible. The party leader must also immediately confirm the cancellation in writing sent by recorded delivery post to the Owners. The day the Owners receive your telephone notification of cancellation is the date on which your booking is cancelled.

The table below sets out the charges due when a booking is cancelled :-

Number of days before arrival date that notification of cancellation is received	Cancellation charge
More than 42 days	Full deposit only
29-42 days	40% of cost
15-28 days	75% of cost
1-14 days	90% cost
On arrival date or later	Total cost

You may arrive at the cottage any time after 3pm (unless otherwise agreed between yourself and the owners) on the start date of your holiday and you must leave by 10am on the last day. If your arrival is likely to be delayed beyond 8pm on the start date of your holiday then you must contact the Owners (whose details are below). If you fail to do so you may not be able to gain access to the property. If you fail to arrive by 12 noon the day after the start date of your holiday and you do not advise the Owners then your booking may be treated as having been cancelled by you and no refund of monies paid by you will be made in this situation.

You and all members of your party agree both to keep the property clean and tidy and to leave the property in a similar condition as you found it upon your arrival. You are responsible to the Owners for the actual costs of any breakage or damage in or to the property - along with any additional costs that may result - which are caused by you and/or any members of your party and the Owners can require payment from you to cover any such costs.

The Owners are entitled, at their sole and absolute discretion, to refuse to hand over to you or to repossess the property (which includes the fixtures, fittings, furnishings and decorations) if the Owners reasonably believe that any damage is likely to be caused, has been caused or is being caused by you or any members of your party. You will treat these circumstances as a cancellation. You also must not allow more people than the booking states to occupy the property, as this will be in breach of the insurance conditions. If you do any of these things, the Owners can refuse to hand over the property to you or can repossess it. If the Owners do so, you will treat this as a cancellation. In these situations no refund of any monies you had paid in respect of your booking will be made and the Owners will not have any liability to you as a result of this situation arising (including for example any costs or expenses you incur due to not being able to occupy the property, such as your incurring the cost of securing an alternative property/accommodation or the payment of any compensation to you). The Owners will also not be obliged to find any alternative accommodation for you.

**Owners : Susan & Geoff Walker, Dormers, Quay Street, Minehead, Somerset TA24 5UJ**  
**Tel : 01643 705479 or 077023658810**  
**Email : stay@farthingcottageminehead.co.uk**