



BOOKING CONDITIONS

Reservations whether made by telephone, in writing or via email are accepted by William & Louise Barber, Newcome Baker Farms Ltd hereafter referred to as Sedgeford Cottages on the following conditions:

1. Contract of Hire

The hiring contract will be between you the Hirer and Sedgeford Cottages for which the booking is made and shall be deemed to be made subject to these Conditions of Hire and under English Law.

The Contract of Hire is not effective until Sedgeford Cottages despatch to the Hirer written confirmation of the booking. Sedgeford Cottages does not accept bookings from Hirers under 18 years of age.

2. Initial Payment

Bookings will be confirmed upon receipt by Sedgeford Cottages of the required deposit payment. However, if the booking is made within eight weeks of the holiday commencement date, the full accommodation rental will be required.

3. Balance Payment

The Balance of the Hire will be due for payment eight weeks before the holiday commencement date. Sedgeford Cottages reserve the right to cancel a holiday where full payment has not been received less than 28 days before the holiday commencement date. The deposit paid on the booking is non-returnable.

4. Confirmation of Booking

Once Sedgeford Cottages has issued a Confirmation of Booking/ invoice, the Hirer is responsible for the total published price of the property and extras as shown on the confirmation.

5. Booking Cancellation.

If you are forced to cancel your holiday you must inform Sedgeford Cottages immediately. Your deposit is non-refundable. You will remain liable for full payment if you cancel within eight weeks of the holiday commencement date unless we are able to re-let all or part of the period booked.

6. Holiday insurance

We strongly advise that you arrange holiday insurance for your stay that includes cover for cancellation and your personal property. Your use of the property is entirely at the users' risk, and no responsibility can be accepted for injury, or loss or damage to users' or visitors' belongings. However, Sedgeford Cottages does not seek to exclude or limit legal liability for the negligence of their servants or agents.

7. Party Numbers

In no circumstances may more than the maximum number of six persons occupy the property. Sedgeford Cottages reserve the right to refuse admittance if this condition is not observed. In addition, the owners reserve the right to refuse or revoke any bookings from parties that may in their opinion and their sole discretion be unsuitable for the property concerned.

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8. Hirers Responsibilities

The Hirer is responsible for the property and is expected to take all reasonable care of it. All equipment utensils, etc must be left clean and the property too must be left clean and tidy at the end of the hire period and must vacate the property and the end of the hire period by 10am prompt. Sedgeford Cottages does not allow pets or smoking in the premises and it is the hirers responsibility to ensure that neither smoking or pets are allowed in the premises.

9. Damage

All damages and breakages are the legal responsibility of the Hirer and should be notified to the Owner or Key holder before the end of your holiday. Their cost shall be refundable on demand. However, minor damage or breakages will not normally be charged but we do reserve the right to charge bad tenants for extra cleaning, breakage or damage and the owner may refuse future bookings. The security deposit of £150 will be refunded in full or as appropriate and a cheque posted to the hirer within 1 - 2 weeks of your departure.

The Holiday Home Owner reserves the right to repossess the holiday home at any time, where the Hirer or any member of the Hirer's party has caused damage or allowed pets or smoking in the premises. The Holiday Home Owner shall not be liable to make a refund of any remaining portion of the hire terms paid.

Sedgeford Cottages cannot accept liability for happenings outside its reasonable control such as breakdown of domestic appliances, plumbing, wiring, temporary invasion of pests, damage resulting from exceptional weather conditions or the owner's negligence resulting in loss, injury or accident.

10. Availability

The Hiring Contract is made on the understanding that the property and its facilities advertised will be available for the dates stated. In the unlikely event that the property is not available through events arising outside the control of Sedgeford Cottages (Marjorie Cottage), then Sedgeford Cottages may be forced to cancel the booking. The Hirer will be advised as early as possible. If possible, the Hirer will be offered suitable alternative accommodation, which if not acceptable will entitle the Hirer to a refund of all moneys due. The Hirer will not as a result have any further claims against Sedgeford Cottages (Marjorie Cottage).

11. Extra Charges

Beach Hut £20 per day your selected days can only be changed by agreement with the owner.
Toddler pack cot highchair/stairgate £20 per week.