

Booking conditions for Sunnyside Cottage, Higher Fore Street, Marazion TR17 0BQ

1. Your bookings - which must be on our booking form and sent to us with a deposit of 30% of the total price - will only be effective when confirmed by us in writing. The balance, together with the security deposit of £100 must be received by us not later than eight weeks before the beginning of your holiday. If payment is not received by the due date then the booking will be lost and the deposit forfeit. The due date will be set out in the invoice provided.
2. You have the right to occupy the property for a holiday only (within the meaning of Schedule 1, Paragraph 9 of the Housing Act 1988).
3. The cottage is available for occupation as from 4.00 p.m. on the first day of your holiday and must be vacated by 10.00 a.m. on the last day. The licence from Sunnyside Cottage shall permit you and the members of your party as named on the booking form only (no one else) to occupy the property for holiday purposes only. We reserve the right to enter the property at any reasonable time provided reasonable notice is given to you.
4. You must keep the property clean and in good order and will be responsible for any breakages. We shall be entitled to deduct from the security deposit the cost of remedying any breach of these obligations. The whole amount or the balance after any deduction (as above) of this deposit will be refunded to you fourteen days after the end of your holiday letting.
5. The cottage is thoroughly inspected and cleaned prior to your arrival. If you have any difficulties, or require maintenance or have any complaints, please notify us immediately. It is not possible to properly investigate or rectify the validity of a complaint made after your departure from the property. If we are denied the opportunity of investigating a complaint within a reasonable time or denied the opportunity to put matters right during the holiday then you will waive all rights.
6. We reserve the right to refuse any booking and to cancel any booking already made if the property becomes, for reasons beyond our control, unavailable subject to our refunding any sums you have paid, but we shall not be under any other liability.
7. Save in the case of death or personal injury resulting from the negligence by us or our employees, or where exclusion or limitation of liability is otherwise prohibited by law, under no circumstances shall we be liable for any damage, injury or loss of any kind whatsoever (including loss of profits and other consequential loss) to you or any member of your party or your property. The total liability in respect of any breach of these booking conditions or tort or other act or omission by us or our employees shall be further limited in the aggregate to the price of the holiday (except in the case of death or personal injury resulting from negligence by us or our employees).
8. If you fail to observe any of these booking conditions we will have the right to cancel your booking, and if you are already at the property, to require you to vacate it at once without any compensation becoming payable to you.
9. Dates of a booking can be changed providing the cottage is available for the new dates and we accept the change.
10. Cancellation insurance. You should arrange cancellation or curtailment insurance in order that all persons are covered in respect of death, serious illness, or accident (including relatives, close business associates), redundancy, summons for jury service and various other domestic disasters. These are examples only and you should ensure your cancellation insurance will cover you in any event.  
In the event of an uninsured cancellation, we will make every effort to re-let the property (as we do with all cancellations) and if we succeed all the monies you have paid to us will be refunded, less a £20 administration fee.  
However, if we are unsuccessful in re-letting, you will be liable for the full cost of the holiday and the balance of any monies due must be paid to us eight weeks before the start date of the holiday.  
We find it sensible to strongly recommend cancellation insurance.
11. Payment can be made by sterling cheque or electronic bank transfer. Post-dated cheques are not acceptable. Any charges raised against us by our bank for handling dishonoured cheques, bank transfers or other payments will be passed on to you and will be liable to reimbursement within 7 days. Overseas guests may pay by sterling cheque drawn on a UK bank or international electronic transfer. Any charges for payments from overseas will be passed on to you.
12. A discount of 5% may be available if you are a returning guest who has stayed at Sunnyside in the preceding 18 months.
13. Bookings will not be accepted from groups of single people under the age of 25 or from all male or all female parties of more than 4 people.
14. You agree not to part with possession of the cottage, or share it, except with members of the party shown on the booking form; not to sell or transfer the booking to another party without our consent; not to exceed the total of 6 people staying at the cottage; not to cause annoyance to or become a nuisance to occupants of neighbouring properties; not to smoke at the cottage.
15. If for any reason beyond our control, the cottage is not available on the date booked (owing, for example, to fire damage), all rent and charges paid in advance will be refunded.
16. We accept no liability for loss of or damage to any guest's possessions on our property or land.
17. Dogs are not permitted in the bedrooms or on the furniture and we cannot accept responsibility for their safety. Dogs must not be left in the cottage unsupervised as this can result in considerable damage to the property and distress to the pet. A weekly charge is made for 1 or 2 dogs of £35 to cover reasonable additional cleaning costs. In the case of these requests not being adhered to additional charges will be due.
18. Bed linen and towels are provided and a change of linen is provided weekly throughout your stay. Please bring your own beach towels.
19. If there is a breach of these conditions by any guest we reserve the right to re-enter the cottage and end the holiday and ask all guests to leave.
20. The person completing the booking form certifies that he or she is authorised to agree the booking conditions on behalf of all persons included on the booking form, including those substituted or added at a later date; the signatory is over 18 years of age; they agree to take responsibility for the party occupying the property, and to notify us if they are not a member of that party.
21. In the event that a court finds that a condition in these booking conditions is illegal or void, the illegal or void provision will be severed from the remainder of the booking conditions, which will continue to be valid and have full force and effect.