**Terms and Conditions**

**Bookings**  A booking deposit is payable at the time of booking.  The balance of the rental charge is payable not less than 8 weeks prior to the start of the holiday. Failure to pay the balance in full by the due date will result in cancellation of the holiday. Please be sure to note the due date of these payments as reminders are not routinely issued. Bookings made less than 8 weeks prior to the arrival date must be paid in full at the time of booking.

**Cancellation by the Holidaymaker**Cancellation of the booking should be made in writing by email. The deposit is non-refundable and once the booking has been confirmed you are liable for the balance payment unless you cancel the booking more than 8 weeks prior to the arrival date. **We do recommend that you take out holiday cancellation insurance.**

**Cancellation by the Property Owner**  In the unlikely event the property becomes unavailable we will issue a full refund. We will only be liable to return the monies received. No compensation or consequential losses shall be paid.

**Arrival and Departure Time**We will make every effort to have the property available from 16:00hrs on the day of arrival. We ask that the house is vacated by 10:00hrs on the day of departure. Information about keys and how to collect them will be provided once full payment has been received.

**Cleaning**  Please ensure that at the end of the holiday the house is left in a clean and tidy condition. We retain the right to make an additional charge for cleaning should the house not be left in a similar condition to the way it was found at the start of the holiday.

**Number of Guests**  The maximum number of people entitled to stay at this property is 4. If more than 4 people are using the house, without permission, it will be considered a breach of contract and the party will be asked to leave without any refund. Sub letting or assignation of the let is not permitted.

**Pets**  Pets are not allowed in the house.

**Smoking**Smoking is not permitted inside The Net Store.

**Liability**  We take no responsibility for the personal possessions and vehicles and possessions are left entirely at the risk of the holidaymaker.  **Children must be supervised at all times.**

**Breakages**We ask that you make every effort to keep the property, fixtures and fittings and all contents in the same state of repair and condition as at the start of the holiday. Please report any accidental damage or breakages prior to departure. We retain the right to make an additional charge for damage and breakages other than minor breakages and reasonable wear and tear.

**Miscellaneous**  We reserve the right to enter the house, at a reasonable time, in the event of an emergency or remedial repair work being required.  We reserve the right to refuse entry to anyone, who in our opinion is not suitable to or capable of taking charge of the property. We also reserve the right to or ask the holidaymaker to leave should their behaviour be considered to be unreasonable.