

Terms & Conditions

For the purpose of this agreement the following words have the following meanings:

“We”, “us”, “I” shall mean the property owners, namely Nicolas Miller and Tracy Thorpe.

“You”, “your” shall mean the person responsible for making the booking and all guests within the party of that booking.

“The villa”, “the property” “Villanumber1” means the property described on this website at the address which will be forwarded after a booking confirmation has been made.

The Agreement

We agree to allow you the use of the villa for the period agreed on the booking form.

You agree to pay the sums agreed by the dates stated on the booking form

Conditions:

1) This agreement is not effective until you have received confirmation of booking which will be after we have received the completed booking form and a deposit of 25% of total rental charges.

2) Upon payment of the deposit we will change the availability chart on our website to show the dates you require as “booked”. The deposit is not refundable. Please take out appropriate insurance to cover you in the event of a cancellation. Unless agreed otherwise the balance is due 8 weeks prior to your arrival at the villa or immediately if booked within this time.

3) Security Deposit. A security bond of £300 is to be paid no later than 1 week prior to your arrival at the villa or immediately if booked within this time. The cost of any damage or losses or any expenditure not covered by the rental cost resulting from your booking or your stay at the property or to any items in and/or at the property caused by you or any member of your party will be deducted by us from the security deposit at the end of your stay. In the event of any disputes the whole of the bond will be retained by us until the dispute is resolved.

You must request the return of the security deposit and inform us whether or not any damage etc. has occurred that you think may require a deduction. If no deductions are necessary your security deposit will be refunded in full within 14 days of you requesting it. If you request the return of the deposit to be made to a bank outside of the UK a charge of around £20 will be made by the bank. This charge will be deducted from the deposit. If the security deposit is not sufficient to cover any damage caused, you will be responsible for paying us any additional monies required.

3) The cost of your stay. We guarantee not to increase the price of your stay after we have confirmed your booking. The price of your stay will be confirmed at the time of booking.

4) Changes by you Should you wish to make any changes to your confirmed booking, you must notify us in writing or by email as soon as possible. Whilst we will endeavour to assist, we cannot guarantee we will be able to meet any such requests.

5) Cancellation by you. Should you need to cancel your stay once it has been confirmed, the party leader must immediately advise us in writing. The deposit is non refundable but we will endeavour to let the property again at full price and if successful will return any additional monies paid by you. If we need to let the period you booked at a reduced rate for late booking we will refund the amount of the discounted let less any expenses. We may be unable to re-sell your period of stay therefore we are unable to guarantee any refund. Adequate holiday insurance is therefore essential from the date of your booking.

6) Insurance. It is EC law and a condition of your booking that you have adequate travel insurance. Please read your policy details carefully. It is your responsibility to ensure that the insurance cover you purchase is adequate for your particular needs. We accept no responsibility whatsoever for any death, injury, loss or damage that you suffer which could not have been reasonably predicted by us unless it was proven that we were grossly negligent not to predict it. In any event our liability to you is limited to the proportion paid by the injured party for his/her stay at the villa.

7) Cancellation by us. It is very unlikely and has never happened to us before but we must put it into this agreement that in the event of something happening beyond our control which results in us having to cancel this agreement we reserve the right to do so. Our maximum liability to you would be the amount of monies you have paid to us for the duration of the cancelled stay.

8) Force Majeure

We regret we cannot accept liability or pay any compensation where this agreement is affected by or you otherwise suffer any damage or loss as a result of "force majeure". In these Booking Conditions, "force majeure" means any event which we could not, even with all due care, foresee or avoid. Such events may include war or threat of war, riot, civil strife, actual or threatened terrorist activity, industrial dispute, natural or nuclear disaster, adverse weather conditions, fire and all similar events outside our control.

9) The accommodation This agreement is to supply accommodation at the property as described for the period as agreed. Unless otherwise agreed in writing the property will be available on the first day of your booking from 5:00pm local time and must be vacated on your day of departure by 10.00 am local time. This is to allow the cleaners enough time to get the villa ready for other guests. We will try to be flexible to accommodate your requirements for your travelling times depending on the arrival and departure times of other guests but can not guarantee an arrival time prior to 5.00pm and a departure time later than 10.00 am.

All areas of the property are accessible by guests excluding the basement as this is used to store our personal effects. Guests are welcome to use the facilities such as dishwasher, washing machine, TV, sunloungers etc. but they do not constitute any part of the rental charges and no claim will be entertained in the event of any appliance or other item malfunctioning. That being said we will endeavour to repair or replace any such item as soon as we are aware of a problem.

10) Smoking The villa is strictly non smoking. If you wish to smoke outside please dispose of all ash and cigarette ends outside of the grounds of the villa.

11) Pets: We regret pets are not allowed at the villa.

12) Disabled: Some areas of the villa are not suitable for wheelchair access.

13) Cleaning The rental charges include cleaning before your arrival and after your departure. Mid-stay cleans can be arranged upon request. You are expected to leave the villa in a reasonably clean and tidy condition when you leave. For example, no dirty dishes,

unattended spillages etc. All rubbish should be removed from the villa. There are refuse bins just over the road which you can use.

14) BBQ You are welcome to use the barbecue but please bear in mind that as it is too time consuming it is not covered by the cleaners duties and must be cleaned after use if you use it. We sometimes use a disposable type bbq placed within it if we don't fancy the chore of cleaning it.

15) Electricity usage. Fair usage is included but please be careful when using air con or heating. Meter readings will be taken on arrival and departure. We reserve the right to deduct a proportion of the bond for excessive use of electricity. (Excessive use would be over 400 units per week, average is less than half of that).

16) Linen & Towels The bedding will be made up on your arrival. There is spare bedding which you can use halfway through a 2 week stay. The used bedding should be bagged and left at the bottom of the stairs. The cleaners will collect it during or after your stay. Bathroom towels are provided but beach and pool towels must be provided by you. Please leave all used towels in the ground floor bathroom on your departure.

17) Swimming Pool Please do not use the swimming pool with excessive sun lotions or sand on your feet. Oil and lotions upset the chemical balance necessitating the use of extra chemicals which could prevent you from using the pool for a day or two. Sand can clog the filters which results in a time consuming exercise for the pool man. Please hose all sand from feet prior to using pool.

18) Problems Please report any problems which may arise during your stay to our maintenance agents. We will give you contact numbers prior to your arrival. If the problem can not be resolved please contact us.