

Terms and Conditions of Let for The Gables

Once a booking has been confirmed, a Contract has been entered into. The person whose name appears on the Booking Request Form agrees to take full responsibility for ensuring that all the following Conditions of Let are adhered to by all members of the party.

Note re online bookings

When you submit a booking request via our website, this does not form a contract between us. A contract shall only arise when your booking is subsequently confirmed in writing via a letter of confirmation sent by email and the deposit has been received.

Guests agree:

1. To limit the number of people occupying the property to that stated in the Booking Form, unless by prior consent of the owner. No parties or events are permitted without written permission of the owner. The booking cannot be sub-let or re-assigned to another person without the owners' permission confirmed in writing.
2. To pay 25% deposit on booking, with the balance payable 6 weeks before the start of the holiday. Failure to pay the balance of rental charges will result in the owner treating the property as available for re-booking. If a booking is made less than 6 weeks before the start of the holiday you will pay the full amount at the time of booking.
3. To accept that a completed booking form agreed by both parties is a binding contract and that any subsequent amendments must be agreed by both parties in writing.
4. To notify any cancellation in writing and pay any monies due. If the accommodation is re-let, a full refund, less an administration fee of £25, will be made. If at a lesser rate a partial refund will be made. If not re-let then no refund will be made. To safeguard against cancellation charges & other unforeseen eventualities we strongly recommend Cancellation Insurance.
5. To accept that should the property, after booking, become unavailable through any cause, the owner's liability is limited to the repayment of any fee already paid. The guest is aware that the property has a provisional licence and should the permanent licence not be awarded, the reservation will be cancelled and refunded.
6. To keep any dogs, where agreed in advance, under strict control at all times and accept liability for any damage caused. Dogs must be house-trained, are not to be left alone at any time in or near the accommodation including the garden and patio. Dogs are not allowed onto the furniture or beds. Guest must provide bedding for their dog. Any fouling in the garden/patio area must be cleared immediately. Cats are not permitted. Guests are aware that there may be a dog in the neighbouring property.
7. That the responsibility for personal property of guests occupying the accommodation is solely theirs. All vehicles are also left at the guests' risk. Guests agree to absolve the Property Owner of any responsibility for any accident or mishap to persons or property while on the premises or while engaged in any activity therein, or from any illness or injury arising from any cause whatsoever.

8. Visitors are aware that the property may not be suitable for young children or people with mobility issues or with hearing limitation. The bedrooms are upstairs. The fire alarms are audible alarms only. Please bring your own travel cot and highchair, if required.
9. To use the property solely for its purpose as self-catering accommodation and to accept the owner's right to refuse to hand over the property to any person deemed unsuitable to take charge. Causing a nuisance or disturbance to neighbours, or other unreasonable behaviour may result in asking guests being asked to leave.
10. The lane access to the parking and the parking entrance are narrow and may not be suitable for larger vehicles. Free parking may also be available in St. Kessog's Square or the public car park on School Road.
11. To allow the owners or agents access to the property at all reasonable times, if required.
12. To be responsible for shutting all exterior doors and appropriate windows and securing the property when absent or sleeping and upon departure.
13. To respect and look after the accommodation during their stay and to leave the property clean and tidy.
14. To reimburse the owner for any breakages, loss or damage, other than those due to fair wear and tear. Any damage/shortcomings noted on arrival should be reported when noted not at the end of the stay.
15. To take responsibility for ensuring that there is no smoking or vaping inside the property on the grounds. Candles or other open flames are not to be used in or on the property.
16. To vacate the property by 10 a.m. at the latest on the final day of let, unless otherwise agreed with the owners. Guest arrival time is from 16:00 hrs, 4 p.m., onwards.
17. The property let is to be used for the purposes of short-term rental. The booking agreement confers a right to occupy the accommodation for the agreed period only and does not constitute residential tenancy.
18. Electric vehicle charging is not permitted on the property. Public chargers are nearby in the School Road public car park.

December 2023