

# Shore Cottage

[www.shorecottage.dorset.co.uk](http://www.shorecottage.dorset.co.uk)

Ringstead Bay  
Near Dorchester  
Dorset  
DT2 8NG



## Terms and Conditions of Hire

The agreement is for the hire of Shore Cottage, Ringstead Bay, Dorset (the property) for private holiday purposes between the hirer (you) and the owner (we/us). The contract of hire is not effective until we send you written confirmation of the booking and confirmation of receipt of your booking deposit.

Every attempt is made to ensure the property and equipment is in good working order however the use of all equipment and amenities is at your own risk and we will not accept responsibility for any injury or loss or damage to users' belongings. If you are not satisfied with some aspect of the property or equipment, please contact us immediately. We reserve the right to enter the property to carry out urgent works if necessary.

You agree to take good care of the property and its contents; it must be left in a clean and tidy condition, linen & towels must not be stained or damaged and not be removed from the house. The property is a strict no-smoking environment; if you smoke in the garden you agree to remove any cigarette ends prior to departure.

You agree to the House Rules (see following page) and will abide by them during your stay.

You agree to pay for breakages and will be liable for any damage, missing items and extra cleaning following your departure. This is defined as time taken in excess of the normal turn-around and would include: a) dirty dishes; b) cooker/hob/oven with burned-on food; c) furniture, if moved, not put back into its original position; d) rubbish requiring disposal; e) dog waste or cigarette ends in the garden; etc.

A strict maximum of 6 people may stay at the property overnight. This includes anyone camping in the garden. Any breach of this condition may result in immediate expulsion without compensation for lost rent. Arrival/departure times shown on the booking form must be adhered to. Late departures will incur a penalty charge of one full night's hire unless agreed with us in advance.

In the case of happenings outside our control (including the effects of extreme weather, power cuts, water shortages, coastal erosion or farming disasters) our liability is limited to the amount of rent that you have paid us. We accept no liability for loss or damage to your possessions or vehicles whilst at the property. Any claim against us must be made by the party leader as listed on the booking form. A claim must be lodged whilst at the property and subsequently put in writing. A claim will not be considered if it is reported after departure from the property.

### **Cancellations & Refunds**

Cancellation by you must be advised in writing. You may be due a partial refund dependent on when notice of cancellation is given as follows:

- 21 days notice or fewer: no refund
- 22-35 days notice: a refund of 25% of total accommodation cost
- 36-56 days notice: a refund of 50% of total accommodation cost
- 57 days or more: a refund of 80% of total accommodation cost (i.e. we retain the booking deposit and waive the balance payment, or refund the balance payment to you if this has been paid previously)

In the event of the property not being available (e.g. fire, flood, etc), we will notify you as soon as possible and will offer a full refund. Our liability in this instance is limited to the amount you have paid.

You should take out sufficient holiday insurance to cover cancellation by you as well as your possessions whilst at the property.

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## House Rules

- We expect our guests to keep the cottage clean and tidy and to leave it tidy on departure, including doing any final washing up and taking all rubbish & recycling to the commercial waste collection point.
- Maximum occupancy at any time is 6 people.
- Shore Cottage is a strictly no-smoking environment.
- If you intend to bring a dog, its flea treatment must be up to date. Dogs are not to be left unattended in the property and they must remain downstairs and off the furniture. Dogs are not to be allowed into bedrooms under any circumstances. You must remove all evidence of your dog's presence from the garden prior to departure.
- Please respect the arrival time (4pm) and departure time (11am) for your stay. If you arrive early you must be prepared to wait if the cottage is not ready for you. On your departure day the cleaner often arrives promptly at 11am so you must be out of the cottage by then. The window cleaner and gardener also have to attend to the cottage between guests, although they don't come every week.
- Try to conserve energy as you would do in your own home, for example don't leave electric heaters on when you are out of the cottage. If you charge an Electric Vehicle at the cottage we ask that you leave an appropriate amount of cash on your departure together with an explanatory note. We suggest £5 per overnight charge.
- Return the front-door key to the key-safe on your departure. We charge £25 if you fail to do this.
- Please do not do anything which may cause staining to towels or bed linen (for example, don't use towels to remove make-up, don't eat food in the bedrooms, etc).

## What to expect when you arrive

- There's no food in the house, so bring what you need or expect to go shopping on arrival. All the main supermarkets will deliver to Ringstead if you want to book this in advance. You will need to advise them of the code to open the padlocked gate.
- There is full-fibre broadband and the Wifi is fast and reliable. Mobile phone coverage can be patchy depending on your network but we can usually use our phones without problems.
- There is a hairdryer and a hot-water bottle in the main bedroom.
- We put out the garden furniture and barbeque from May to September inclusive. If you use the barbeque, please be sure to clean it afterwards as this is not part of the housekeeper's job description. There is a round garden table, 6 dining chairs and a few other chairs and recliners. There is no garden umbrella (we've tried several but they invariably get broken by the sea breeze).
- There is an iron and ironing board in the utility room.
- Each bathroom is provided with small hand soap and a toilet roll but it's likely you will need more.
- We provide a few washing-up/cleaning sundries and a bin liner to get you started. These will not necessarily be enough for the whole of your stay and a trip to a local shop will enable you to replenish supplies. There is a Spa and a Co-op in Preston, on the way into Weymouth.