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| Goodrington Lodge Holiday Apartments Low Season Terms and Conditions    Bookings are only accepted and confirmed upon receipt of a completed booking form. Four weeks rent is payable as a deposit on booking. Four weeks rent in advance is payable one week before collection of the keys. In addition all bills are payable to cover water, gas and electricity by metered usage. The deposit is returnable if the booking is not accepted. A confirmation of your booking will be issued upon receipt of the booking form and payment of the deposit. Cheques and Direct Banking payments via the faster payments system are accepted for advance payment by post. Credit and debit cards are also accepted.  If we should need to cancel the booking we will refund in full all monies paid to us by you. Responsibility and financial liability of the owner shall be limited to the return of monies received in the event of accommodation booked in good faith not being available due to circumstances beyond their control and clients have no further claim against the owners.  There is a cleaning charge of £50 after each four weeks. Guests have the option of a weekly cleaning service at £50 per week. We can also supply linen and towels at the costs shown in the details.  The deposit less the final utility bills will be returned within 10 days of vacating the property provided the rent has been paid in full and no damage has been incurred or extra cleaning required.  Accommodation will be available for your occupation from 3.00pm on the start date of the booking. Someone will meet you at the property to hand over the keys and show you around. If we are unable to meet you alternative arrangements will be made prior to your arrival. If on the day of arrival you will be later that 5.00pm, then please let us know so alternative arrangements can be made. Please note that there is parking on site for one car per apartment only.  Accommodation must be vacated by 10.00am on the finishing date. This allows cleaning and maintenance to be carried out. Goodrington Lodge will provide the accommodation to a high standard of cleanliness and presentation, with a complete inventory for you. This should be checked upon arrival and discrepancies notified to us within 24 hours of arrival. All accommodation must be left in the very clean and tidy condition as you found it (except for dirty linen). In particular ovens, hobs, worktops must be left clean.  Any problems found with any appliance or fixture or fitting must be reported to us and we will ensure that within a reasonable time that this is repaired or alternative arrangements made. Under no circumstances should any guest attempt repairs to the property or its contents as this will invalidate service contracts, warranties and agreements and charges for such repairs will then pass to the hirer. The hirer undertakes to keep the premises and all fixtures, fittings and effects in or on the premises in the same state and condition as the same are in at the start of the letting and shall report and pay to the owners the value of any part of the premises, furniture, fixtures, fittings and effects so destroyed or damaged as to be incapable of being restored to its former condition.  The person signing the booking form, who must be a member of the party occupying the property, agrees to the booking conditions on behalf of all the persons included on the booking form. Only the persons stated on the booking form at the time of booking will be allowed to stay in the property, unless otherwise agreed in writing by the owners who reserve the right to refuse entry to the entire party if this condition is not observed. Your Booking contract is between you and the apartment owner, Holiday Apartment Rentals acts as an agent for the owners.  The owner and his/her agents reserve the right to decline entry and accommodation or to expel the occupier or visitor for conduct which in their sole view is detrimental to the property as a whole or the comfort of other visitors.  The owner reserves the right to enter the property at any time but will endeavour to do so when convenient to the occupier.  In the interest of others, guests must ensure that there is no unreasonable amount of noise within their apartment particularly late at night.  For purposes of insurance and out of consideration to other guests, smoking is NOT permitted in any apartment, hallway or stairway.  The owner and Goodrington Lodge, its employees or agents are not to be responsible for the loss of any valuables or property left on around the premises at any time. All guests, their friends, families and visitors must ensure that they take all reasonable steps to ensure their own safety and that of others while in or around the property. The owners will not accept responsibility for any injury or loss caused whilst in or around the property.  The apartments of Goodrington Lodge are let strictly as holiday accommodation and are therefore exempt from security of tenure under the Rent Act 1977 and the Housing Act 1988.  Please refer problems to the agent on Tel 0800 999 1986 (or 07938801103 in emergencies only please.)  The address to post cheques to is:- David Dale (Goodrington Lodge) 64 Gibson Road, Paignton. TQ4 7AQ |

**BOOKING FORM for Winter Holiday Accommodation at Goodrington Lodge**

**Please telephone to reserve your apartment before completing this form.**

**Reservations can be made by telephone and will be held for 5 working days.**

**Deposits must be received within this period to confirm your booking**

Dogs are welcome in some apartments for £10 per week each by prior arrangement

**A confirmation letter will be sent to you once we have received your booking deposit**.

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| |  |  |  |  |  | | --- | --- | --- | --- | --- | | **Personal Details** | | | | | | **Name**: |  | | | | | **Address:** | |  | | | |  | | | | | |  | | | **Postcode:** |  | | **Mobile no :**  please supply for arrival day | | |  | | | **Tel**: | | |  | | | **Email: Address:** | | |  | | | | | | | | |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | | **CARD DETAILS** | | | | | | | | | Mastercard /Visa | | | | |  | | | | **Card no** | | |  | | | | | | Credit or Debit Card ? C D | | | | | | | | | Issue no |  | Exp Date | |  | | Security no (3 digit) |  | | | | | | | |
| **Members of your Party** | | | | |  | | **Your Booking** | | | | | |
| Please include ALL members of your party including children Please give ages of children | | | | | **From:** |  | | **To:** |  | |
| **Apartment:** | |  | **Rent** | | **£ +bills** |
| **Title** | | **Initial** | **Surname** | **Age** | **Linen** | |  | | | **£** |
| 1 |  |  |  |  | **Cleaning** | |  | | | **£** |
| 2 |  |  |  |  | **Dog** | |  | | | **£** |
| 3 |  |  |  |  | **Utilities** | | | | | **£** |
| 4 |  |  |  |  | **Credit Card fee (If app)** | | | | | **£** |
| 5 |  |  |  |  | **Total Amount Payable** | | | | | **£ +bills** |

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| **Meter Readings** | |  | |  | | |
| **Start** | **Gas** |  | **Electricity** |  | **Water** |  |
| **End** |  |  |  |

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| **Payment – Booking made less than 30 days in advance must be paid in full.** | | |
| I Authorise you to debit my debit/credit card as follows:  £\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ deposit  £\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ rental  £ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Utilities (detailed separately)  £\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Total  I confirm my authorisation for you to charge my card for any breakages, damages or items missing from the inventory at cost and if necessary an additional cleaning charge. | | |
| **Cardholders signature:** |  | **Date:** |

Or Or

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| I enclose a cheque made payable to David Dale  (Goodrington Lodge) 64 Gibson Road PaigntonTQ4 7AQ | Direct bank transfer to HSBC  Sort Code 40-36-02. Ac. No. 81652990 |

I understand I am occupying a holiday apartment for an off season holiday for a maximum of 28 days and this is **not** an assured shorthold tenancy. I accept and will abide by the Booking Conditions on the reverse which I have read and understood.

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| **Signed** |  | **Date** |  |

Where did you hear about us?

Goodrington Lodge - Information prior to booking:- Winter Long Lets

We look forward to welcoming you to Goodrington Lodge 4 and 5 star apartments.

What is included in the price for the apartment :- • Wi-Fi broadband access

What is not included

* Utility bills – the cost of metered services is calculated at the relevant suppliers rate with no markup.
* Cleaning – a cleaning service can be provided at £30 per visit, we require you to have 1 visit every four weeks, you can have more frequent visits on request.
* Linen – you can bring your own or we can supply at prices dependant on the jumber of bedrooms in the apartment (see the details sheet

In apartments 2 and 5 the zip link beds are 2’ 6” wide singles which can be joined to make a 5ft double. In the remainder they are 3’ singles which can be joined to make a 6ft superking.

The Penthouse and Apartment 1 have 3 bedrooms sleeping 6 two to each room. The Penthouse and Cottage have 2 bathrooms with bath and shower. Apartment 1 has 1 bathroom with bath and shower.

Apartments 2, 4 and 6 have two bedrooms sleeping 4 two to each room. Apartments 2, 4 and 6 have two bathrooms at least 1 with a bath and one with a shower.

Apartment 5 has one bedroom sleeping 2, there is one shower room. There is no bath. Further information and a floor plan is available on www.goodringtonlodge.co.uk

Well behaved pets are accepted in some of the apartments by prior arrangement. There is a charge of £20 per pet per week and they are not allowed on the furniture or beds. We request that they are not left on their own in the apartments and they are kept on leads in the grounds.

The vehicle entrance to the car park is in Braeside Road. The car park is surfaced in loose shingle.

There is a ramp to the main entrance door with a single step threshold approximately 2” deep

Apartment 1 has its own separate entrance door from the car park (1 step) and a second door (1 step) leading to the rear garden

Apartment 2 has its own separate entrance door (1 step) from the car park. There is a step in the internal hallway down to the lounge.

Apartment 4 is on the ground floor accessed from the main entrance hall. There are also two patio doors opening onto a paved area leading directly to the car park (via 2 steps). Apartments 5 and 6 are accessed from Alta Vista Road down a few steps leading to a walkway to their entrance hallway. There are also further steps down to the rear garden and the car park.

The Penthouse is situated on the second floor and accessed via stairs from the main entrance hall.

There are 8 steps down from the car parking area to the swimming pool and lower garden. There is also a pedestrian entrance to the pool area from Braeside Road.

Apartments 1, 2, 3 and 4the Penthouse have one allocated off road car parking space each. There are no allocated spaces for apartments 5 and 6 however parking is unrestricted and free in Alta Vista Road, Braeside Road and Youngs Park Road

The nearest local shop is Harbour Stores located adjacent to the Harbour 5-10 minutes walk. Sainsbury’s and Asda in Torquay and Tesco Newton Abbott operate a home delivery service. Pre-paid deliveries for between 10am and 1 pm can be placed in the apartments on day of arrival. A local bus stops opposite Goodrington Lodge in Alta Vista Road

A map is available on the website www.goodringtonlodge.co.uk