

## Terms and Conditions

Bookings are only accepted and confirmed upon receipt of a completed booking form. A non-refundable 25% deposit is payable on booking. The balance is payable 30 days prior to the commencement of the letting period booked. Full payment will be required if the booking is made less than 8 weeks prior to the commencement of the letting period. The deposit is returnable if the booking is not accepted. A confirmation of your booking will be issued upon receipt and full directions will be sent upon receipt of the full payment. Cheques and direct banking via the faster payments system are accepted for advance payment by post. Credit cards: access, visa and mastercard are also accepted.

Non payment by the due date will be treated as a cancellation and we may re-let the property without reference to the client who remains liable for the payment of the full amount. Credit will be given for any rents received from re-letting, less a £20 administration fee. Alterations to bookings will be subject to a £20 administration fee.

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 Goodrington Lodge owners or agents 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 our control and clients have no further claim against the owners or the company.

Should you need to cancel with less than 8 weeks prior to the date of booking then you will be bound by this agreement to pay us in full for that booking. You are strongly advised to take out holiday cancellation insurance to cover you for that eventuality.

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 than 5.00pm, then you must let us know so alternative arrangements can be made. Please note that there is parking on site for one car for apartments 1,2,3,4,7 and 8, The Penthouse and The Cottage. There is free on street parking for apartments 5 and 6.

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. A cleaning charge of £50.00 will be made should the accommodation be left un-cleaned or below this standard.

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.

Security deposit – we ask for your credit/debit card details and the authority to charges for any breakages, damages, items missing from the inventory at cost, and if necessary, an additional cleaning charge up to a maximum of £200.00.

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. Goodrington Lodge reserves 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, Goodrington Lodge Holiday Apartment Rentals acts as an agent for the owners.

Goodrington Lodge owners and 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.

Goodrington Lodge owners and agents reserve 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.

Goodrington Lodge, its owners 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 used as holiday accommodation and are therefore exempt from security of tenure under the Rent Act 1977.

Prices shown are inclusive of VAT at the current rate where applicable.

Please post the completed form to:- David Dale, (Goodrington Lodge), c/o 64 Gibson Road, Paignton. TQ4 7AQ.  
Tel No. 0800 999 1986

## BOOKING FORM

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 £20 per week each by prior arrangement

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

Personal Details				CARD DETAILS			
Name:				Mastercard /Visa			
Address:				Card no			
				Credit or Debit Card ?		C D	
		Postcode:		Issue no		Exp Date	
				Security no (3 digit)			
Mobile no :				<p>Please note an additional 2% fee will be added for credit card transactions (No charges are made for Cheque payments or Debit Cards or Direct bank transfers) If returning this form by normal unencrypted email please do not include your card security details they will be requested separately.</p>			
Tel:							
Email: Address:							
Members of your Party				YOUR HOLIDAY			
Please include ALL members of your party including children Please give ages of children				From:			
				To:			
Title		Initial	Surname	Apartment no/name:			
1			Age	No of Weeks:	Rate:	£	
2				No of Nights:	Rate:	£	
3				Dog		£	
4				Credit Card fee (If app)		£	
5				Total Amount Payable		£	
6							

Total in Party			
Adults:		Children (3-14)	
		Infants (age 2 or under)	
		Do you require a cot?	

Please note we do not supply bedding for cots

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 (25% today)	
£ _____ balance of rental (to be paid 30 days or more before arrival)	
£ _____ 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 of £200 maximum	
Cardholders signature:	Date

Or	Or
I enclose a cheque payable to David Dale (Goodrington Lodge) by post to 64 Gibson Road, Paignton. TQ4 7AQ.	Direct bank transfer to:- HSBC Sort Code 40-36-02. Ac. No. 81652990

This is a firm booking and I accept and will abide by the Booking Conditions on the reverse which I have read and understood.

Signed		Date	
Where did you hear about us?			

## **Goodrington Lodge - Information prior to booking:-**

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

*What is included in the price for the apartment :-*

- *No additional charges other than for damage, breakages and any necessary extra cleaning charges.*
- *Electricity, gas and water*
- *Bed linen and towels are supplied*
- *Cots and high chairs available on request. 1 bedroom in each apartment has a “zip link” bed ie it can be a double or 2 singles please let us know in advance which you prefer so that we can provide the correct linen.*
- *Wi-Fi broadband access*
- *VAT where applicable*

*In apartments 3, 5, 6 and 7 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, The Cottage and Apartment 1 have 3 bedrooms sleeping 6 two to each room. The Penthouse and Cottage have 2 bathrooms one with bath and shower and one with shower. Apartment 1 has 1 bathroom with bath and shower.*

*Apartments 2, 3, 4, 6, 7 and 8 have two bedrooms sleeping 4 two to each room. Apartments 2, 3, 4, 6 and 8 have two bathrooms at least 1 with a bath and one with a shower.*

*Apartment 7 has 1 bathroom with bath and 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](http://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 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 3 is on the ground floor accessed from the main entrance hall. There is a further door from bedroom 2 to the rear of the building leading to the steps up to Alta Vista Road*

*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.*

*Apartments 7 and 8 are situated on the first floor accessed via stairs from the main entrance hall. No 7 has 3 steps down from entrance level to the bedrooms and from the lounge to the kitchen.*

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

*The Cottage has its own separate entrance door from the car park (one step) and a further door (1 step) to the rear garden. The cottage has an internal staircase to the upper two floors.*

*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, 4, 7, 8 the Penthouse and the Cottage 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](http://www.goodringtonlodge.co.uk)*