

Clematis Cottage

Branscombe, Devon, EX12 3BE

tel: +44 (0) 1342 851155

email: enquiries@devonhols.co.uk



A charming 16th Century thatched terraced Cottage with Flagstone floors & beams
Dining area/kitchen, lounge with an Inglenook & log burner.

Small patio for breakfast.

Upstairs Shower room with character stripped pine floor

Bedroom 1 has a Pine double bed and Bedroom 2 a Brass double bed.

Situated in one of Devon's prettiest villages on the south coast

The property sleeps 4 people in 2 double bedrooms.

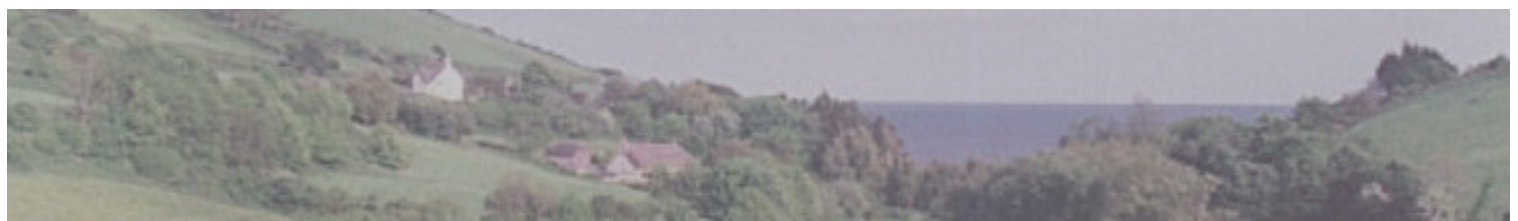
Well behaved pets are welcome.

Bookings Saturday to Saturday unless agreed otherwise.	Low Season:	High Season:
Daily Rate (£)	75	80 - 95
Weekly Rate (£)	275-295	295 - 550

The above price includes: Bed linen, bath towels, hand towels, central heating.

Extras:- We recommend that you take out your own holiday insurance for cancellation, illness etc.

BOOKINGS: Please either phone +44 (0) 1342 851155 or email us at enquiries@devonhols.co.uk to enquire about availability. Thank you.



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BOOKING FORM

**Please post to: Heaths Properties Management Ltd
Riding Light, Markbeece, Edenbridge, Kent TN8 5NR**

YOUR NAME

COTTAGE RATES

ADDRESS

COST PER WEEK £

.....

OR

COST PER NIGHT £

POST CODE

Email

TEL NO

DATE

TIME

MOBILE

NUMBER OF PEOPLE IN PARTY:

ARRIVAL: After 3pm

Adults:

Children Under 18:

DEPARTURE: by **10 am.**

Please tick the following :-

< > Make up one double bed and provide 2 sets of towels

I am over 18 years old and agree to the Terms & Conditions.

< > Make up both double beds and provide 4 sets of towels

Signed

**Please make cheques payable to Heaths Properties Management Ltd
£**

Total

One third Deposit Due immediately with booking **Deposit**

Balance due 8 weeks prior to your holiday date **Balance**

FOR OFFICE USE ONLY:

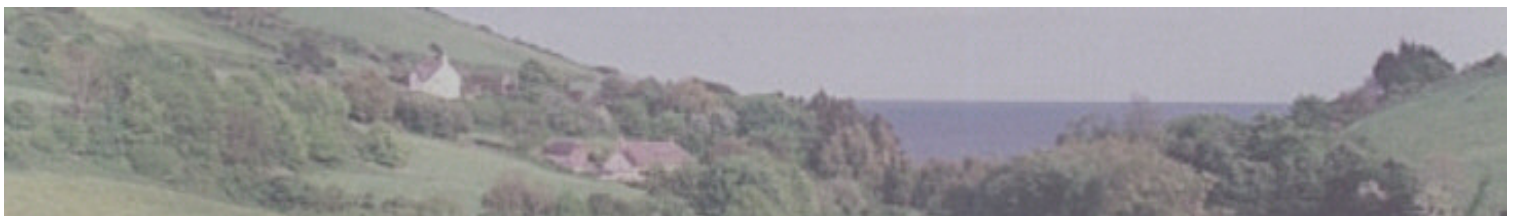
Total Due: £

Deposit Received: £

Balance O/S: £

Date Due:

Date



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Notes for Arrival / Terms & Conditions

On Arrival

Please park with due consideration for the neighbours.

To gain access to the rear of the cottage, please use the gate which is in the Fountain Head Pub car park. The path leads around the back of Farrant Cottage (through a neighbours garden) to the back door of Clematis Cottage. **Be careful of the step over the stream.**

Please make sure you have some £1 coins for the electric meter.

On arrival please switch on the electric immersion heater switch in the shower room cupboard, also the cooker switch to the right of the hob under by the pelmet lighting.

Useful telephone No's

Cleaner Sam 23056

Heaths Properties Mobile 07956 225155

Heaths Properties Office 01342 851155

Terms & Conditions

1. Smoking is not allowed inside the cottage.
2. Whereby it is agreed that the Tenant shall have the right to occupy and use for a holiday Clematis Cottage And the furniture and fixtures and effects therein (which are described in the inventory and is available to all clients).The period is as per the booking form. The Rent is as per the booking form.
- 2.The Tenant will:
 - i) Pay the rent in advance;
 - ii) Not make any alteration or addition to the cottage;
 - iii) Not to do or suffer to be done on the premises anything which may be or become a nuisance or annoyance to the Landlord or to the Tenants or occupiers of the adjoining premises or may vitiate any insurance of the cottage against fire or otherwise or increase the ordinary premium thereon;
 - iv) Use the cottage and the said furniture fixtures and effects in a tenant like manner;
 - v) Not to remove any of the said furniture fixtures and effects from the cottage;
 - vi) Not to assign underlet charge or part with the possession of the cottage or any part thereof of the said furniture fixtures and effects or any of them;
 - vii) Not to use the cottage or any part thereof for any other purpose than that of a private holiday residence;
 - viii) Yield up the cottage at the end of the holiday period with all the said furniture fixtures and effects in the same clean state and condition as they were at the beginning of the tenancy and make good pay for the repair of or replace all such articles of the said furniture fixtures and effects as shall be broken lost damaged or destroyed during the tenancy (reasonable wear and tear excluded);
 - ix) Leave the said furniture and effects at the end of the tenancy in the rooms or places in which they were at the beginning of the tenancy.

Restrictions:- Please do not park in the pub car park.. There is a right of way through the garden at the rear of the cottage next door, Farrant Cottage. Please note that this garden is for the use of the cottage next door only.

