



TERMS & CONDITIONS

T: 01799 525294 E: beechesflat@hotmail.com W: www.stayinsaffronwalden.com



1. No more than two persons may occupy Beeches Flat (the Property) unless specifically discussed and agreed with the proprietors beforehand.
2. You agree to take all necessary steps to safeguard your personal property. No liability to you is accepted in respect of any damage or loss of such property, unless this has been caused by our negligence.
3. You agree not to cause any damage to the Property, nor to do anything that may reasonably be considered to cause a nuisance or annoyance to the proprietors or any other occupier of adjacent or neighbouring properties. In this regard, please note that we are strictly a NO SMOKING establishment. **Smoking is not allowed in the Property, nor anywhere on our premises.**
4. To comply with Fire Regulations, candles, or any sort of naked flame, are strictly prohibited from use within the flat.
5. You agree to leave the Property, furnishings, kitchen equipment, tableware, etc., clean, in good condition, and as you found them on arrival. **Any damage or breakages must be advised promptly so that this can be remedied before the arrival of the next guests.** (NB: The odd breakage or genuine accident is regarded as 'wear and tear'. However, please note that the cost of remedying damage caused by **wilful neglect** or **inappropriate use** of the Property and facilities will be charged for.)
6. You may not bring animals into the Property, and should you do so, we will treat that as a cancellation of the booking, and refuse to hand over the Property to you, or require you to leave it with immediate effect.
7. Your vehicle must be parked on the Property driveway, in the guests' designated space, and not outside on the roadway.
8. Should essential repairs be necessary during your stay you agree to allow us, or our representative, access to the Property at any reasonable time. For stays of two weeks or more, we change the bed linen and towels once a week, at a time convenient for you and always agreed beforehand.
9. Whenever you are away from the Property you must ensure that all windows are securely shut and the door locked via the Chubb lock. Should you go out leaving the windows open or unsecured, and we are going to be away from the premises, we reserve the right to enter the Property in order to secure the whole premises.
10. For further clarification of the above, and other aspects, e.g. disposal of rubbish, we request that on arrival you refer to the detailed *Welcome Handbook* provided in the Property.
11. This agreement is made on the basis that the Property is to be occupied by you as a temporary holiday or business guest, as described in the Housing Act 1988, Schedule 1, Paragraph 9, and you acknowledge that the tenancy granted by this agreement is not an Assured, or any other type of tenancy, and that no statutory periodic tenancy will arise when it ends.