

St Nicholas Court Holidays

Porthmeor Beach, St Ives, Cornwall

Tel: 023 8026 7939

Breentan Ltd

Timberline
Hookwood Lane
Ampfield
Romsey
Hants
SO51 9BZ

Beachmaster Flats and Penthouses

Thank you for your enquiry about our luxury accommodation.

For your information, we attach full details including prices.

St Nicholas Court is in the prime position directly overlooking Porthmeor Beach. Internally the flats are very spacious with superior internal furnishings and fittings.

The weather is generally mild in Cornwall throughout the whole year. Spring and autumn can be especially pleasant.

Accommodation may be reserved by telephone provided a signed booking form and deposit are received within three days.

Please do not hesitate to call with any questions you may have on our accommodation or on any other aspect of St Ives.

Yours sincerely,

Peter V Williams
Margaret J Williams

CONDITIONS FOR HIRE OF HOLIDAY ACCOMMODATION

1. **Holiday use.** All cottages, flats and houses are hired on the basis that the accommodation is for holiday use only, and that no rights to remain in the property exist in the holiday-maker or any person accompanying him/her on holiday.
2. **Deposit.** A deposit shall be paid on booking the accommodation and no accommodation shall be reserved until Breentan Ltd has issued a receipt for the deposit.
3. **Additional charges.** Without prejudice to any greater liability on the part of the hirer, the hirer will be liable for any losses caused by, but not limited to, the following:
 - (a) Payment in respect of any breakages, damages or losses incurred at the premises.
 - (b) Any excess cleaning charges incurred by reason of the state of the property on vacation.
 - (c) Loss of any keys.
3. **Contract liability.** Hirers of accommodation must appreciate that the acceptance of their deposit creates a contract between them and the owner of the property and that they become liable for all the charges from that moment, just as the owner becomes obliged to hold the property for their use at the same time.
4. **Payment of hire charges.** All charges for hire of holiday accommodation are due for payment IN FULL THREE WEEKS BEFORE the commencement of the hire period.
5. **Hire period.** Except where otherwise stated in the particulars all hire periods are from Saturday to Saturday. Hirers may take possession from 16.00 on the day of commencement of hire and vacate by 10.00 on the final day.
6. **Accommodation.** Bed linen (sheets, pillowcases, etc.) is provided except for cots. Towels and tea towels are not normally provided.

The number and identity of people staying in the accommodation shall be as declared and agreed on the booking form unless Breentan Ltd has given subsequent agreement in writing on behalf of the owners. All accommodation must be kept and left in a clean and tidy state and all furniture returned to the place where it was found on entry.

Hirers of accommodation must do nothing to make void or voidable any policy of insurance, must not cause a nuisance to neighbours, and must allow the owner, his servants or agents, reasonable access.

Should the hirer fail to give up possession at the end of the holiday or leave the accommodation in such a state and condition that it is not suitable for accommodation by another hirer, the hirer will be liable for the charges as shown on the schedule of accommodation for the period until it is so available and for any loss or damage or other costs which shall be occasioned thereby.
7. **Pets.** No pets are permitted.
8. **No Smoking.** No smoking is permitted in any flat.
9. **Cancellation.** In the event of cancellation of any holiday, the full charges will be made, once the deposit has been accepted. However, Breentan Ltd, will use their best endeavours to secure another hiring of the property for the same term, and at the same charges. Breentan Ltd shall not be liable at the suit of any hirer of accommodation on the grounds that Breentan Ltd has not used their best endeavours or for any other reason. An administrative charge will be deducted from the deposit if a cancellation is re-hired.
10. **Unavailability of accommodation.** If, due for any reason beyond the control of Breentan Ltd or its agents, the accommodation is not available as booked, Breentan Ltd will refund the deposit, but be under no further liability towards the hirer. Breentan Ltd will use their best endeavours to find other accommodation, but shall not be liable at the suit of any hirer for failure to do so, or for any other reason.