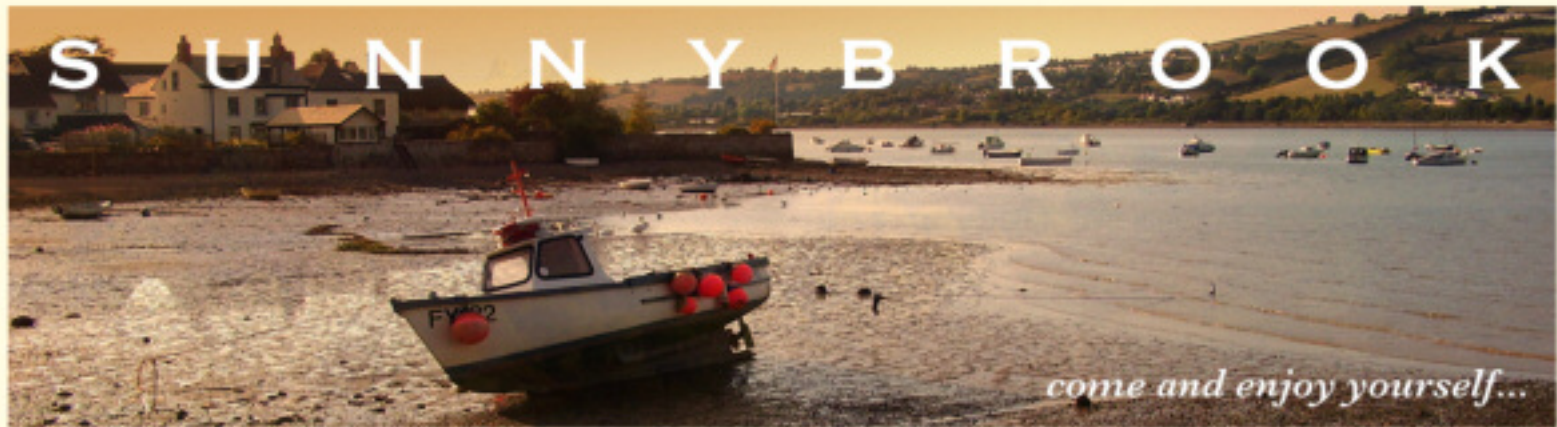


Sunnybrook is a fabulous contemporary luxury home in Shaldon, South Devon, for up to four guests.

Completely refurbished and finished to a very high standard. Sunnybrook is just a pleasant walk from the beach, the South Devon countryside, Shaldon village and the river!

[CHRISTMAS 2009](#)



All towels, linen, plates, utensils are provided..

*Just come and chill...*

Prices start from £244 for four people for the weekend

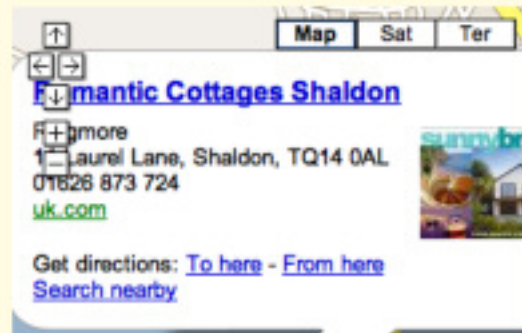
Call Eve on 01626 873724

to book Devon Holiday cottages or to check availability.

Call Eve on 01626 873724 to book Devon Holiday cottages or to check availability.

Ideal for short breaks or the whole summer, near the beach at Shaldon South Devon, and just a short walk down to the pubs and shops in Shaldon.

Sleeps: 4  
SatNav location: TQ14 0AL



#### Free Welcome Hamper

To get your Devon holiday off to a great start, we provide a **free hamper** with a **bottle of wine**, tea, coffee, bread, milk etc., including a selection of fairtrade and organic produce. There are also toiletries in the bathroom, so you can relax and pamper yourself after your journey. **Eve will welcome you with a delicious Devon cream tea! Naughty but nice...**



#### Flexible Booking Dates:

Whether you require a long relaxing holiday of 7 days or more in Devon, or perhaps a short break of 2-3 nights, we will be pleased to cater to your particular needs.

#### Close By

**Teignmouth:** a working port, enjoying many amenities, golfing, diving, sailing and swimming.  
**Dartmoor:** Walks, ponies, Widecombe in the Moor.  
**Exeter:** Theatre, Cathedral, museums and art.  
**Newton Abbot:** for farm markets and Horse Racing.  
**Torquay:** The English Riviera, shopping, marina, dry ski slope.

Teignmouth's main line railway station connects South Devon to Paddington, London. and M5 motorway is approx 15 miles away.

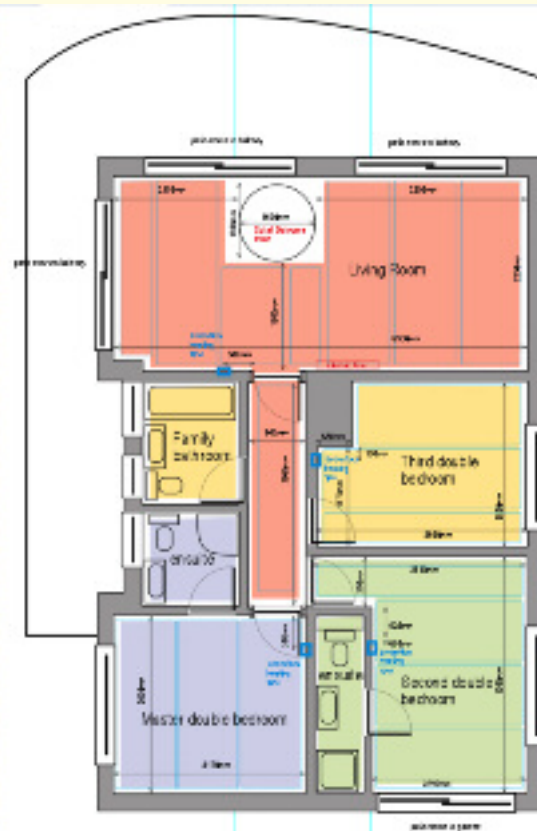
### Upstairs Floorplan

Contact Mike and Eve Moxford  
[moxfordaonline@btinternet.com](mailto:moxfordaonline@btinternet.com)

Telephone  
01628 873724

[Back to Home Page](#)

[Location Map](#)

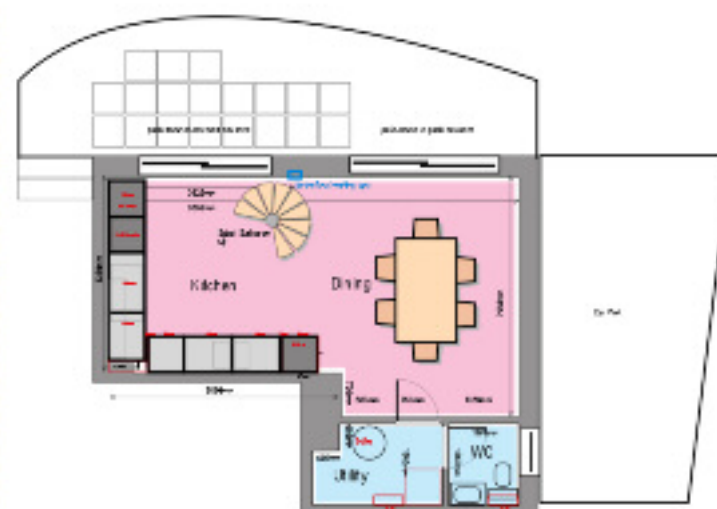


### Downstairs Floorplan

Contact Mike and Eve Moxford  
[moxfordaonline@btinternet.com](mailto:moxfordaonline@btinternet.com)

Telephone Eve  
01628 873724

[Back to Home Page](#)



## Location Map

Contact Eve  
[mockfords.online@virgin.net](mailto:mockfords.online@virgin.net)

Telephone Eve:  
01626 873724

[Back to Home Page](#)  
[Floor Plans](#)



We also have a small [Holiday Cottage South Devon](#) if you want to stay in a thatched cottage for two...

# Sunny Brook

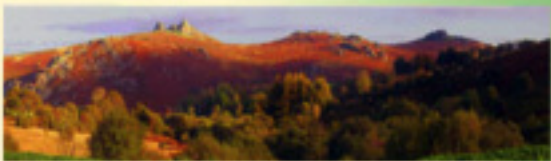
Ringmore  
Shaldon  
TQ14 0AL

Where to shop  
eat and chill...



To book, call Eve on 01626 873724

# Sunny Brook



email: [eve@romanticcottages.uk.com](mailto:eve@romanticcottages.uk.com)

Number of Nights:	2 Nights	3 Nights	4 Nights	5 Nights	6 Nights	7 Nights
Price band A	£244	£288	£326	£367	£418	£460
Price band B	£281	£338	£395	£452	£509	£568
Price band C	£316	£416	£497	£565	£624	£686
Price band D						£837
Christmas & New Year	£614	£619	£624	£629	£634	£639

Days in white are already booked. The rest are available at the moment...

#### 2009 TARIFF CALENDAR

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Jan '09	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s
Feb '09	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s			
Mar '09	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t
Apr '09	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	
May '09	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s
June '09	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	
July '09	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f
Aug '09	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m
Sept '09	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	
Oct '09	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s
Nov '09	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	
Dec '09	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t
Jan '10	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s	m	t	w	t	f	s	s
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31

**1. Contract.** The contract for a short-term holiday rental shall be made between the Client and Romantic Cottages. The contract will be entered into when Romantic Cottages issues the confirmation letter and will be subject to all the following booking conditions:

**2. Payment.** A deposit of one third of the rental fee is payable if the booking is made more than 8 weeks before the start of the rental. The balance shall be payable 7 weeks before the commencement of the rental. Non-payment of the balance of the rent on or before the due date shall be construed as a cancellation of the contract by the client. For bookings made less than 8 weeks before the commencement of the rental the total fee is payable immediately.

**3. Cancellation.** Any cancellation made by the client for whatever reason shall be in writing and addressed to Romantic Cottages at the address on all our correspondence. On receipt of notice of cancellation Romantic Cottages will seek to re-let the property for the period of booking. If Romantic Cottages succeeds in re-letting the property for the whole period it shall refund all the monies paid less an administrative charge of £20 per week booked. If Romantic Cottages only succeeds in re-letting the property for part of the period booked it shall refund an amount equal to the money paid less (1) the rental for the period which is not re-let and (2) an administrative charge of £20. If Romantic Cottages is unable to re-let the property at all then all monies paid by the client shall be forfeit to Romantic Cottages. (Romantic Cottages strongly recommends clients to take out Cancellation Insurance.)

**4. Period of Hire.** Rentals commence, unless otherwise notified at 4.00 pm. on the day of arrival and terminate at 10.00 am. on the day of departure.

**5. Number of Persons Using the Property.** The number of persons occupying the property must not exceed the number stipulated in the letter of confirmation. Romantic Cottages reserves the right to refuse entry to the entire party if this condition is not observed.

**6. Complaints.** Should there be any cause for complaint during the occupation of the property it must be notified promptly to Romantic Cottages and in case of serious problems confirmed in writing.

**7. Breakages or Damage.** The client is legally bound to reimburse Romantic Cottages for replacement, repair or extra cleaning costs on demand.

**8. Care of the Property.** The client shall take all reasonable and proper care of the property and its furniture, pictures, fittings and effects in or on the property and leave them in the same state of repair and condition and in the same clean and tidy condition at the end of the rental period as at the beginning.

**9. Pets.** Romantic Cottages has a policy of not accepting pets.

**10. Liability.** Romantic Cottages, its employees and agents shall not be under any liability to the clients or third parties for any loss or damage arising from breach of contract, negligence, misrepresentation or otherwise. If the property which the client has booked becomes unavailable or unusable for some reason prior to the date of a booking, then Romantic Cottages obligation will be to reimburse the client for any monies paid.

**11. Warranties.** Romantic Cottages does not warrant and is not responsible for the accuracy for any verbal information given or statements made by its servants or agents.

**12. Right of Entry.** Romantic Cottages shall be allowed the right of entry to the property at all reasonable times for purposes of inspection or to carry out any necessary repairs or maintenance.

**13. Cancellation Insurance.** Cancellation Insurance is not compulsory but Romantic Cottages does strongly recommend such insurance cover to protect against the cancellation penalty.

**14. Smoking.** Smoking is not permitted in or on any Romantic Cottages property.

**15. Cottage Bond.** A Cottage bond, of £50.00 is required prior to your holiday, which will go towards any breakages or damages. The client is required to notify Romantic Cottages in the event of any breakages or damage caused to the property or contents. Romantic Cottages reserve the right to demand full payment for such breakages or damage. Provided that there are no breakages or damages, the Cottage Bond will be refunded no later than 14 days after the end of your stay.

**16. Care of the Property**  
Clients should take all reasonable care of the property and its contents and leave them in the same state of repair and condition as at the start of the rental.

Call Eve on 01626 872724 or email: [eve@romanticcottages.uk.com](mailto:eve@romanticcottages.uk.com)