

FLORIDA HOLIDAY VILLA



Indian Ridge, Kissimmee



34ft heated pool



The Living Room



The Master Bedroom



Twin Bedroom



Family Room

Our Florida Villa is situated four miles from Disney Maingate. It has four bedrooms (two king-size, one twin, one double/single bunk) and also has a comfortable bed-settee in the living room. It has two bathrooms, a living room and a family room. The pool can be heated for year-round enjoyment. Restaurants and shops only five minutes away. If you are interested in renting, telephone 01474 814450 or e-mail davefawcett@lineone.net . To view our web site visit www.ourfloridavilla.co.uk or www.floridavilla-indianridge.com



ENJOY A MAGICAL HOLIDAY IN ORLANDO FLORIDA

Our villa is located on Indian Ridge, a quiet residential community just 4 miles from Disney World Maingate. Indian Ridge is a quiet, spacious community with communal tennis courts and swimming pool, and offers a relaxing atmosphere in which to enjoy your holiday.

The accommodation will sleep up to 8 people and comprises master bedroom with king-size bed and en-suite bathroom, walk in closet (wardrobe) and TV with integrated DVD, the second bedroom has a king-size bed with TV and DVD. There are two further bedrooms one with twin beds and the other a bunk with a double bed on the bottom and single on top. There is a family bathroom, a living room and a family room with TV, DVD, Xbox Games console, Computer with free wireless internet access, and stereo. The villa is air-conditioned throughout. The televisions receive cable transmissions and there are two telephones which are available for you to use – most calls are free, excepting calls to UK mobiles.

The fully fitted kitchen has a cooker, refrigerator with icemaker and filtered water, microwave, dishwasher and crockery and cutlery. The separate utility room has a washing machine and tumble drier. The villa has all the linens and towels you are likely to need, a cot, high chair and personal safe are provided at no extra cost.

The villa has a 34ft swimming pool, which can be lit and heated for year round enjoyment, a covered patio area and large surrounding deck. A mesh screen enclosing the pool/patio area ensures you enjoy the pool and patio free of any flying insects! There is access to the pool from the master bedroom. A barbecue grill is also provided for your enjoyment. DVD's and Xbox games are provided and there is a selection of traditional games and a wide selection of books.

Just five minutes drive away on Highway 192 you will find many shops, restaurants and supermarkets.

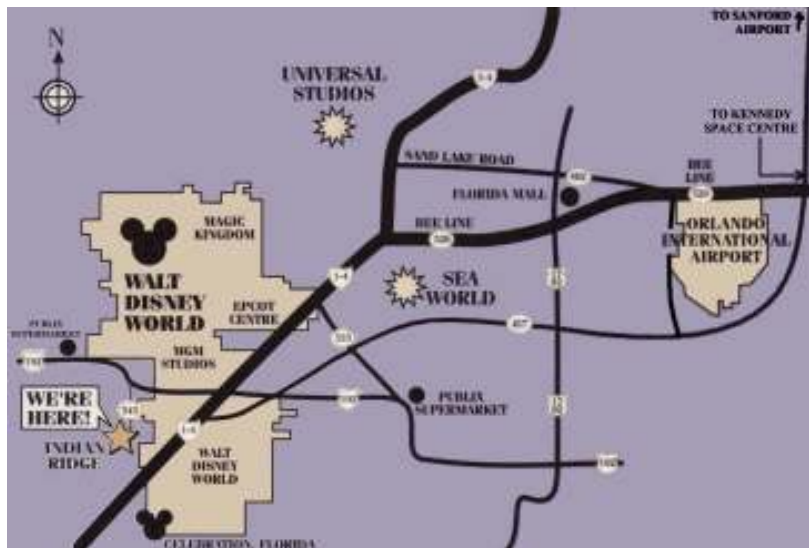
The Disney parks are all within easy reach as are Sea World, Universal Studios, Wet 'n' Wild, Gatorland and Busch Gardens. Kennedy Space centre is about a 1 hour drive, and if you want to venture further - St Petersburg, and Clearwater are only about a two-hour drive away. There are also many good golf courses within easy reach.



LOCATION



Indian Ridge is a community just 4 miles from Disney World Maingate and close to all the major Orlando attractions.



VILLA FACILITIES

Our aim is to make your stay at our villa as comfortable as possible and to provide all you will need whilst there, so that you can concentrate on enjoying your holiday in Florida.

The facilities provided at the villa include:

- 2 king-size beds
- 4 single beds
- 2 bathrooms – one with separate shower
- Fridge (with icemaker), cooker, dishwasher, microwave, coffee maker, washer, dryer, toaster
- Cutlery and crockery, glasses etc.
- Towels (including pool towels) and linens
- Hairdryers in both bathrooms
- 3 TV's
- Computer and free wireless internet access
- DVD players and DVD's
- Xbox Games console
- Stereo
- Telephone – calls are free (including most US and international)
- Books
- Children's games
- Large fully screened heated pool (33 feet long)
- Pool furniture – loungers, table and towel rack
- Bar-B-Q
- Personal safe

ACCOMMODATION PRICES

WEEKLY RATES

3 rd January – 31 st May (Excl.Easter).....	£485.00 per week
1 st June – 30 th September.....	£585.00 per week
1 st October – 16 th December.	£485.00 per week
17 th December – 2 nd January	£610.00 per week

Please Note

Our rates include Florida State and Local County Taxes totalling 13% together with free use of the crib and high chair which are often charged for separately. We also provide a safe free of charge.

£100 deposit per week booked is required to secure a booking.

Optional Items

Welcome Pack £30.00 (Basic Groceries)
Pool Heating £80.00 per week
Mid Term Clean if requested - Pay locally

Bookings of 3 weeks attract a 10% discount and special rates may apply for longer periods.

PLEASE CHECK OUR WEBSITE FOR THE LATEST RENTAL RATES

TERMS AND CONDITIONS

1. Arrival at the property (unless otherwise advised to you in writing) should be after 4.00pm local time. The property must be vacated by 10.00-am local time on the day of your departure. Vacating after 10.00-am may incur charges equivalent to one day's accommodation costs.

2. Cancellation: In the event that you cancel your booking the following charges will apply:-

<u>Period Before Departure</u>	<u>Cancellation Charge</u>
More than two months	Deposit
Between one and two months	50% of rental cost
Less than one month	100% of rental cost

3. Force Majeure: The owners of the property or their servants or agents will not be liable for loss or delay occasioned by any of the following:- Strikes, Riots, Political Unrest, Hostilities, War or threat of war, Terrorist Activity, Industrial Disputes, Fire, Flood, Technical/Weather problems to Transport, aircraft Grounding, closure of Airports or Ports, Weather or any other event(s) beyond the owners control.

4. Security Bond: A bond of £100.00 will be held against loss or damage occasioned by the use of the property by the parties to this agreement. The bond will be fully refunded after a satisfactory status report has been received from our management company and the keys returned to us. This repayment will be sent within four weeks of your return.

5. Telephone: The property is equipped with a telephone, which provides free calls to most locations in the US, Canada and Western Europe – this service is subject to disconnection by the service provider if abused.

6. Computer and other entertainment facilities: Every effort is made to ensure that all the facilities are in working order. The provision of these facilities may vary and is discretionary and the owners cannot guarantee that all the equipment will be functioning, but will endeavour to rectify any faults reported. **Guests are required to supervise their children's internet access.**

7. Swimming Pool: The house has a swimming pool and the owners and the owners agents do **NOT** accept liability for injury or death, howsoever caused, as a result of the use of the pool. Guests are specifically requested to **supervise children at all times**, as the pool is around six feet deep at the deepest part. Guests **must** also exercise great care on wet surfaces and **must not** dive into the pool.

8. Insurance Cover: Guests are strongly recommended to have appropriate travel/holiday insurance for the period of the holiday.

9. Change to booking: Wherever possible, any changes to the booking requested after written confirmation of booking is sent to you will be accommodated. Depending on the nature of the changes, additional costs could be incurred.

10. Payment: If the payment is not received two months before departure, we reserve the right to consider the booking as cancelled. In that event, charges may be incurred, as in the cancellation charges above. Bookings made within eight weeks of departure require full payment returned with the booking form.

11. The Accommodation cannot be sub-let, shared or assigned. Only the persons shown on the booking form are permitted to stay in the property. **No pets are permitted.**

12. Jurisdiction: Signature of the booking form constitutes acceptance of a contract on these terms subject to English Law and the exclusive jurisdiction of the English Courts.

13. Complaints procedure: If you consider you have any cause for complaint whilst in Florida, this must be notified to our local representative in writing before your departure.

HOUSE PLAN

