



## CLAREMONT

42 Denmark Road

EXETER Devon

EX.11SE

01392-274699

[jacqul@accommodationexeter.co.uk](mailto:jacqul@accommodationexeter.co.uk)

Although Claremont is situated only a few minutes easy walk from the City Centre, it is in a very quiet & peaceful wooded area. There is ample parking and the St. Leonards' "village" shops are close by.

Claremont was originally built in 1967 as a typical brick bungalow. In 2003 it was extensively modernised & a 2 storey extension was added. It is this extension that houses the self catering units.

The rooms have underfloor heating & a filtered air system. In the design, light was considered an important factor & both the studio room & the apartment's lounge have triple aspect windows. All rooms overlook a lawn & mature trees.

The large studio has an ensuite shower room, a small kitchen area and a separate single bedroom

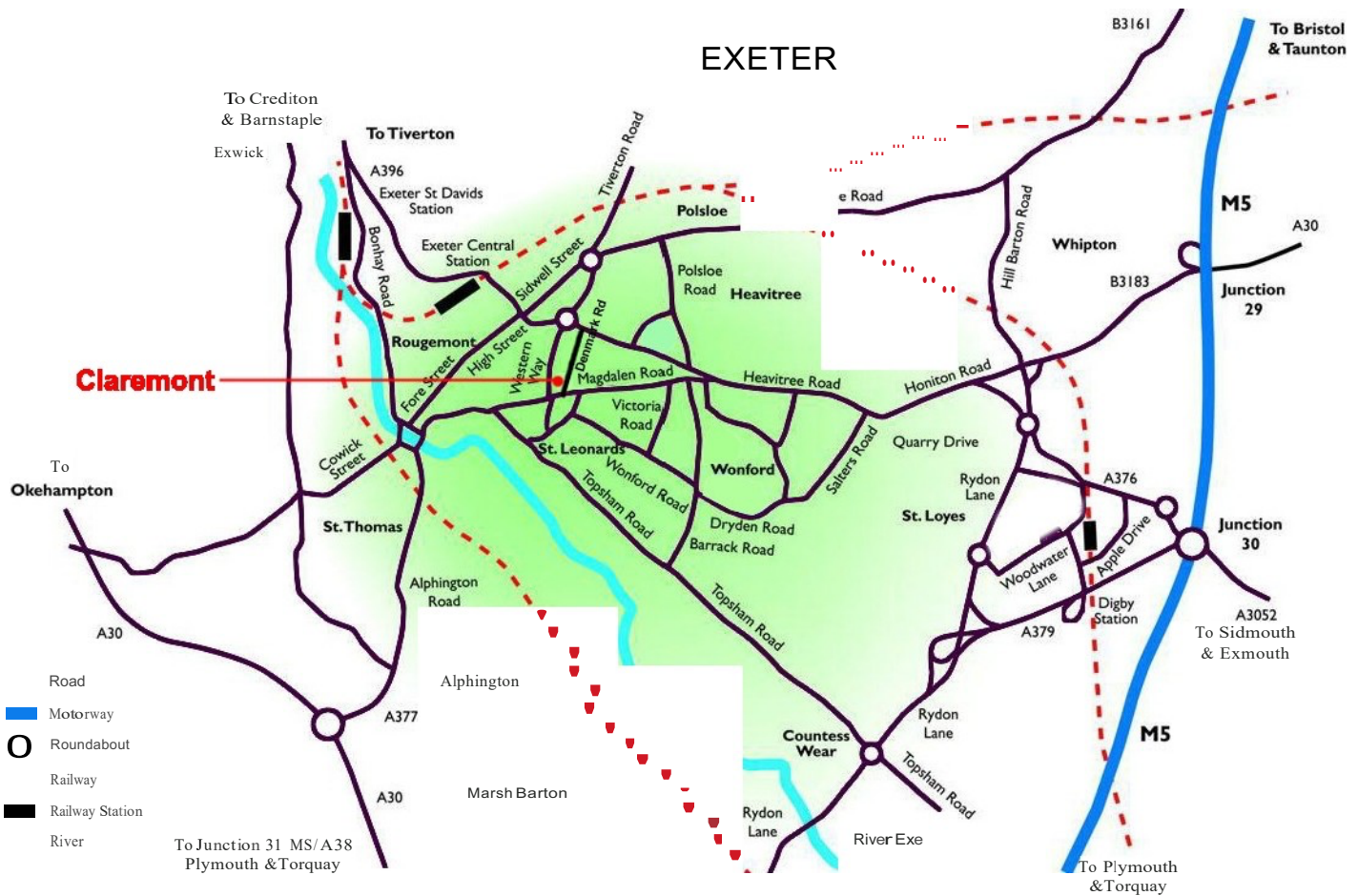


The self contained apartment comprises:-

Double Bedroom (two single beds), Lounge with a double bed, a fully fitted kitchen with washing machine.

The bedroom & lounge both have ensuite shower rooms.





### Directions from M5 motorway:

Leave M5 at Exeter Services Exit (Not airport exit) - Follow signs for City Centre.  
 You will see a large roundabout with a Beefeater pub (Countess Wear Lodge)  
 You are now In Topsham Road (still following City Signs)  
 After 2 Miles (after County Hall on right) take right turn Into St Leonarda Road.  
 Go to traffic lights (Mount Radford Pub) and turn left (shops on right)  
 Take 1st right (after shops). You are now In Denmark Road.  
 There is a stone wall on your left surrounding old alms houses.  
 Turn left Into our drive, which is immediately after the stone wall.  
 Park on the right at the bottom. Ring doorbell of glazed reception room.

If all else fails, ring 01392-274699 or my mobile 07966681676



## CLAREMONT

42 Denmark Road, EXETER, Devon, EX1 1SE  
Tel: 01392-274699

Email: [jacqui@accommodationexeter.co.uk](mailto:jacqui@accommodationexeter.co.uk)

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### TERMS & BOOKING CONDITIONS

1. Dates reserved by telephone must please be followed immediately by a completed booking form and advance payment to secure the booking. Failure to do this may result in the dates being re-let. No booking shall be deemed to have been made until a booking form and remittance is received and confirmed.
2. The property is occupied only for a HOLIDAY and in no circumstances can the period be extended, nor the total number of persons exceed the number stated on the booking form.
3. Once the booking has been confirmed, the Hirer is liable in law to pay for the accommodation for the whole period reserved. In the event of a cancellation becoming necessary as a result of illness or accident to any member of the party listed on the booking form, then the simple obligatory indemnity (see below) will relieve the Hirer of this liability.
4. The final balance due is payable four weeks in advance before arrival. Non-payment of this balance by the due date may be taken as cancellation and we may endeavour to re-let the property. This should not be seen as relieving the Hirer of his legal responsibility to pay the full amount should the property remain un-let. If the endeavours to re-let the property are successful, we may refund to the Hirer some or all of the monies paid, less the booking fee.
5. We will not be responsible, other than that resulting from negligence, for any injury, damage or loss of whatsoever nature suffered by the Hirer or any members of the Hirer's party or any other person lawfully upon the property during the holiday occupancy.
6. To enable us to have time to thoroughly check for the next occupants, the property should please be vacated by 10.00 am on the day of departure. On arrival it may be occupied after 3.00 pm. Notification of late arrival or early departure, particularly if of a full day's duration or more, will

**Claremont is non-smoking throughout.**

be appreciated.

7. Between bookings cleaning is carried out. Visitors however are required to leave the property clean and tidy and in a similar condition to that found on arrival.
8. Breakages and damages should either be replaced by the Hirer with similar or advise us of the damage to enable this to be done at replacement cost to the Hirer, and your kind attention to this would be appreciated.
9. The person making the booking will remain responsible for all members of the party and should ensure that they are aware of booking conditions. If these are not met, we could refuse right of entry to the property and no monies will be refunded.
10. 'Party' bookings, bookings from persons under the age of 18 years are normally not accepted but special circumstances will always be given upon receipt of full details.