

Gulf Coast Hols



CHERWELL MANOR

**A guide to our home and the
surrounding area**



Gulf Coast Hols

Luxury family owned home to rent

Location

The villa is located on a quiet residential and immaculately maintained, walled community just off State Road 70, about 10 minutes from Interstate 75.

Our villa is situated on the outskirts of this community, giving it a private and quiet rear outlook with a wonderful view of the lake from the lanai.

Being on the outskirts of the community and having no properties on the opposite side of the lake provides a wonderfully peaceful aspect to allow you to enjoy the plentiful wildlife which habits and lives by the lake.

It is also within a few minutes walk of all the community amenities.

Accommodation

All rooms in our villa are on one level, as with many Floridian homes. The vaulted ceiling in the main living area gives a lovely open and spacious feeling. All rooms have air conditioning, along with ceiling fans throughout.

TIP: For UK guests, Floridian style lighting tends to mean no ceiling lights but lots of table lamps instead. This tends to lead to confusion because the light switches control a top wall socket, which then turns on or off a table lamp plugged into that socket.

Main Room

The main living area consists of a large airy room with a dining area at one end and the living area, overlooking the lanai and pool, the other. The open plan aspect of the living/dining area along with the open hatch from the kitchen and vaulted ceilings gives the villa a lovely “togetherness” feeling.

There are two large comfortable sofas and one two seater sofa with footstools, for that extra bit of comfort, along with a coffee table and side tables. There is also a large cable TV, DVD player and a music centre. You are welcome to use our small collection of CD's and DVD's. The music centre also has MP3/ipod connection so just bring your own music with you.

The large dining table sits 8 comfortably and is positioned close to the open hatch to the





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kitchen for easy service. Full table decorations are available for a more formal meal, however meals taken "al fresco" on the large lanai area are a must!

Main Room - Looking onto lanai



Looking towards dining area



Den

There is also a further "Den" room at the front of the property which has a sofa bed for occasional use. This room has a Playstation 2, large cable TV, and DVD allowing adults to relax and have a holiday too, whilst the children entertain themselves in the den.

We also have a varied library of books which again please feel free to read at your leisure. There are also binoculars to use



for those who wish to see the varied wildlife living in and around the lake – birds and turtles especially are abundant and you may even spot an alligator! (We haven't as yet been so lucky in the lake near our villa but have seen them in others so please do not allow your children (or husbands) to fish from these lakes).



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Guests are welcome to use any of the traditional board games, DVD's and PS2 games. However, we ask that guests ensure their children take proper care of the games, as they are our children's and were purchased with their own pocket money!

TIP: For UK guests, UK PAL PS 2 and Region 2 DVD's will NOT play on the US systems – so don't fill your suitcases unnecessarily.

We also have broadband available, via a wireless router, for those who wish to bring a laptop. Please ask for details and instructions.

Kitchen

The kitchen is fitted out with all the equipment you should need to make any meal, whether it's a simple sandwich or lavish formal dinner. There is a large oven and hob, large microwave, dishwasher, waste disposal, four slice toaster, coffee maker, blender, electric steamer, plug in kettle, large fridge/freezer (with ice maker incorporated).

At the nook end of the kitchen there is also a large washing machine and separate tumble dryer, along with ironing board and iron (should anyone feel the need!).

In fact there are most utensils found in the kitchen that you would expect to find in your own home. There is plenty of crockery to ensure the dishwasher does not need to be constantly on! There is also an extra dining area in the nook of the kitchen that is ideal for breakfast.

We do not yet have a cot or highchair but these are items that can be hired from our Management company. Please advise us at time of booking if these items are required, so that we can organize this for your arrival (payment will be direct to the Management company)





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Master Bedroom

The master bedroom has an American king size bed along with bedside tables, lamps, chair, dressing table, chest of drawers and large Cable TV. Direct access on to the lanai/pool area via the patio doors.



Attached is an en-suite shower room, which has a large walk-in shower, closet for towels and spare bed linen. There is a vanity unit with two sinks and a sit-down mirrored dressing table with superb lighting.

There is also a separate toilet and a walk-in closet with lots of hanging space and room to put luggage bags out of the way.

There is hairdryer under vanity unit and plenty of hangers for your clothes in the walk in closet.





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Second bedroom

This has a queen size bed, bedside tables, lamps, easy chair, chest of drawers and cable TV. There is also a large closet.



There is also a DVD player in this bedroom together with small alarm clock.



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Third bedroom

This holds two twin beds, bedside tables and lamps, again with cable TV and a closet with plenty of hanging space and hangers.



House bathroom

This is situated between the two bedrooms along with a closet holding towels and bed linen. There is a bath with shower over, toilet and vanity unit with sink.

All towels and linen are included within the price. There is a large selection of beach towels in the villa for guests to use. A change of bed linen, should you wish, can also be found in the airing closets by the house bathroom and also in the shower room.





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Pool and Lanai

A large westerly facing lanai ensures that you have the sun for most of the day but particularly in the afternoon until it sets – some wonderful sunsets can be seen from the lanai. There are wonderful views over the lake at the rear of the property, which as previously mentioned, is not surrounded by houses and gives a tranquil setting to see the amazing wildlife which lives on and around the lake.



View from the main living room

There is a large patio table that seats six and four very comfortable sun loungers. This is ideal for those romantic evening meals “al fresco”. There is also an umbrella stand and umbrella for use during the afternoon when the sun covers all the lanai.



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The pool is 28' by 14' and there is a child protection fence, which can be erected around the pool for families with young children. Also we tend to keep a selection of pool toys, etc at the villa, which guests can use. During the cooler months there is also a pool cover which, if used each evening can help retain the pool heat for the following day.

The pool is solar heating every day but those cooler months guests can pay for the additional electric heat if requested.



The sunsets behind the lanai and pool each evening giving a lovely relaxing calm atmosphere. There are no homes overlooking from the lake and there are now hedges each side of the villa affording privacy for both our villa and our neighbours.



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At A Glance

What is included:

- Villa situated on a quiet and peaceful community.
- 28' x 14' solar and electrically heated fully screened pool
- Community facilities, including large pool, children's play area, floodlit tennis courts, basket ball and volleyball courts.
- Large lanai
- Fully air-conditioned
- 3 large bedrooms (comfortably sleeps 6)
- Spacious living/dining room
- Den room with occasional queen-sized sofa bed.
- Fully equipped kitchen, including microwave, oven, hob, dishwasher, washing machine and tumble dryer
- Two bathrooms, one en-suite to master bedroom
- Cable television in living room, den and each bedroom
- DVD players in living room and den and second bedroom
- Playstation 2 in den with various games
- Wireless high speed internet (2MB)
- All linen and towels (including beach towels) provided.
- Same price all year round (no price hikes for school holiday dates)
- Telephone in the property provides free local calls. Long distance and international calls can be made for a very reasonable rate (typically 4p a minute) using pre-paid phone cards.
- Pets allowed at owner's discretion. (Additional cleaning charge applied)
- 5 minutes from local shopping malls
- 20 minutes drive from beaches



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The Community

The villa is on a walled community that is immaculately maintained and guests



are welcome to use the community facilities during their stay. There is a large irregular shaped community pool with plenty of sun loungers to relax on. There are also shaded areas so you can avoid the sun if you want to.

As well as the pool there is also a volleyball court, basketball court,

children's play area and also two floodlit tennis courts.

The community is situated not far from many major shopping centres – only a few minutes drive in most directions will bring you to different shopping malls and many eateries.





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Surrounding Area

The property is well situated, being only 20 minutes drive (traffic dependant) to some of the most beautiful beaches on the Gulf Coast. Some of the beaches are more difficult to reach than others, due to restricted access and parking, but are worth the extra effort, whilst others are easily accessible with parking and facilities right on the beach front.



It's worth having a look at the different maps and exploring a little to see what you can find. Maps of the coast can be found in the villa.

The local shopping facilities can be found within two minutes drive of the villa and there is an abundance of restaurants, eateries, shops, malls within five minutes. There are numerous golf courses in the area and the nearest is only two minutes away.



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As there are so many attractions and places of interest to visit throughout Florida we are sure you'll have no trouble finding something to do but here are a few to get you started:

- Busch Gardens Theme Park in Tampa (approx 50 mins) – www.buschgardens.com
- Beautiful beaches all along the coast;
- Adventure Island Water Park (next to Busch Gardens) www.AdventureIsland.com
- The Ringling Museum – www.ringling.org
- Outlet Shopping at Ellenton Mall (approx 15 minutes) primeoutlets.com
- Designer shops at St Armands Square – Sarasota
- Restaurants abound – offering all tastes and prices.
- Waterlefe Golf & River Club – www.waterlefeclub.com
- Fishing on charter boats
- Manatee Village Historical Park
- Mixon Fruit Farm tours – www.mixon.com
- Free shuttle Park and Ride along Bradenton Beach – info at villa
- Siesta Key Parasailing – www.siestakeyparasailing.com
- Myakka River State Park –
- Siesta Key/Sarasota Boat Rentals – www.siestakeymarina.com
- Mote Aquarium – www.mote.org
- Everglades Jungle Airboat Tours
- Big Cat Habitat and Gulf Coast Sanctuary – www.bigcathabitat.org
- South Florida Aquarium – www.flaquarium.org
- Jet Ski Rentals – Siesta Keys - www.siestakeyjetski.com
- Farm Tours – www.DakinDairyFarms.com
- Museum of Science and Industry
- Lowry Park Zoo – www.LowryParkZoo.com
- Big Cat Rescue Sanctuary – www.BigCatRescue.org
- Cypress Gardens
- Florida Railroad Museum
- Sarasota Jungle Gardens
- Disney – Orlando (approx 90 minutes drive)
- Kennedy Space Centre (fabulous) - www.KennedySpaceCenter.com
- Marie Selby Botanical Gardens – www.selby.org
- South Florida Museum – www.southfloridamuseum.org
- Downtown Sarasota restaurants, shops and many other attractions
- **For more information on activities and restaurants in and nearby Bradenton visit www.SEE-Sarasota.com**

Information on the above attractions and restaurants, shops etc., and maps can be found in the Den at the Villa on your arrival – plus previous guests comments also hold suggestions for enjoyable excursions.



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Rental Costs

The standard weekly rate for hiring our villa is £525.00 GBP and other costs are shown below. Discounts are available for bookings of three or more weeks, please contact us for further details.

There are no rate increases during school holidays or peak times ... we have children and know how annoying that is!!

If you are interested in making a booking, or would like more information, please contact us by using one of the methods shown below.

| | |
|---------------------------|----------------------|
| Weekly rental cost | £525 (per week) |
| Security deposit required | £150 |
| Deposit required | 10% of final balance |

| | |
|-------------------|----------------------|
| Additional costs | |
| Hire of Gaz BBQ** | £20 per holiday |
| Pool heater | £75.00 (per week) |
| Pets* | £100.00(per holiday) |

Example

To hire the villa for two weeks with the pool heater as well would be calculated as:

| | |
|------------|---|
| Total Cost | = (£525 * 2) + (£75 * 2) + (£150) = £1350 |
| Deposit | = £1350 / 10 = £135 |
| Balance | = £1350 - £135 = £1215 |

| | |
|---------------------------------------|--------|
| Security Returned After Inspection | = £150 |
|---------------------------------------|--------|

| | |
|-------------------|---------|
| Total Rental Cost | = £1200 |
|-------------------|---------|

N.B. Please note that no reservation will be guaranteed until the 10% deposit cheque is received along with booking form duly completed and signed. Please read the Terms and Conditions, prior to your signing the Booking Form.

* Pets are allowed at owner's discretion and must never be left unattended in the property at any time. We also request that they are not allowed in the bedrooms, den or pool.** Please note that throwaway BBQ's are not allowed on the lanai due to risk of fire and damage to the lanai/screen.



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Contact Details

Please use any of the below methods to contact us but be aware if you are outside the UK your phone call will be to a UK mobile/cell phone

Website : <http://www.gulfcoasthols.com>
Email : enquiries@gulfcoasthols.com
Telephone : +44 (0)781 437 4741 – please send text or leave reply if not Answered.



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Terms and Conditions

Please take a moment to read these terms and conditions, prior to signing the booking form, by signing the booking form you are agreeing to these terms and conditions:

1. All correspondence will be sent to the first named person on the address specified on the booking form only.
2. The weekly rate quoted for the home is set in advance. It is possible that these rates could change without notice. Once a booking is confirmed, the rate for that booking is fixed. Please note that all Florida taxes are included in the purchase price.
3. A 10% deposit is payable on completion of the booking form.
4. A booking is not guaranteed until the deposit has been received and cleared. All bookings are accepted on a "first come first served basis". This deposit is non-refundable.
5. Bookings made within 8 weeks of departure require the full amount to be paid.
6. The balance for a booking is required no later than seven weeks prior to departure. This will include any additional costs e.g. pool heater and the security deposit.
7. A security deposit is required against the villa. The party leader agrees to accept full and personal liability for all loss or damage caused by any member of their party, during their occupation of the property and confirms that the full cost of repair or replacement will be met
8. The security deposit will be refunded within fourteen days of vacating property, subject to satisfactory post inspection of the property by our maintenance company.
9. Guests may normally take possession from 4pm on the day of arrival and are expected to vacate the property by 10 am on the morning of return. This allows time for our housekeeper to make the villas ready for our next guests. It is very important to note that only persons identified on the booking form are permitted to stay at the property. The party leader agrees NOT to sub-let, share or assign the property to any persons not authorised by the owner. Please ensure that we are notified of any changes to the original booking as unauthorised persons staying at the villa will cause the whole party to be excluded from the property without refund. Smoking is not permitted inside the villa.
10. We hope it will not be necessary for you to cancel, but should you need to do so, it is important that we are notified immediately, in writing. The security deposit is not subject to cancellation charges and would be refunded (less any costs). If a cancellation is made within four weeks of arrival, payments will not normally be refundable, unless we can re-rent the villa, in which case we will refund payments (less any costs). It is important that you arrange insurance to cover cancellation or delays.



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11. Neither us, our agents or our management company accept liability to pay compensation in respect of any loss, damage or changes arising from unforeseeable circumstances beyond our control. These circumstances included (but are not limited to) war, riots, civil strife, strikes, floods, closure of airports, adverse weather conditions or other events beyond our control.
12. We cannot accept liability for any third party claim, accident, damage or loss to you, your property, or for any medical expenses. Therefore we strongly advise you to obtain adequate travel insurance.
13. In the event of you cancelling the booking for whatever reason the following charges will apply:

| | |
|-------------------|---------------------------------|
| More than 8 weeks | - The deposit |
| Between 6-8 weeks | - 50% of the total rental cost |
| Between 4-6 weeks | - 75% of the total rental cost |
| Less than 4 weeks | - 100% of the total rental cost |
14. We reserve the right to cancel any booking without refund where we believe that the information supplied to us concerning the identity of any or all persons listed on the booking form is incorrect or untrue. Other reasons might include sale of the villa etc. In these cases your booking payments will be refunded.
15. This villa is a privately owned home on a private residential estate. Please ensure that you act in a neighbourly and courteous manner towards your neighbours. Whilst we do not wish to curtail your enjoyment in any way, we do request that noise be kept to a minimum during early mornings and late evenings, particularly around the patio and pool. Excessive noise will almost certainly lead to a visit from the local security officer and could even lead to your party being excluded from the property without refund.
16. The pool has combined solar and electric heating, if you require the electric heating then you must request this on your booking form and will incur an additional cost of £75.00 per week. Please note that the water temperature cannot be guaranteed.
17. Please read the Welcome Brochure situated in the Villa upon your arrival to ensure you are fully aware of the various working components within the villa. Please note the conditions imposed on the air conditioning and plumbing system.
18. Please note the written instructions for use and cleaning of Gas BBQ. Please note that no other BBQ,s are permitted on the lanai due to fire risk and potential damage to the lanai.
19. The Villa will be available from 4.00pm on the day of arrival and must be vacated by 11.00am on the day of departure. We may be able to vary these times, subject to bookings, but cannot guarantee the same. Should you wish to vary these times please contact us immediately and we will advise as to the availability and will inform our Management Company of any amendments.
20. As advised by our Management Company under Floridian legislation it is a requirement that the Pool Safety Net be erected around the pool area for each and every rental guest. Therefore please note that it is a



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condition of your Booking that this be re-erected (if you have removed the same during your vacation) around the poolside prior to your leaving. Any failure to do so will incur charges and such charges will be deducted by from your security deposit.

21. We do have a Solar Blanket for the Pool which does increase the retained heat of the water over night, during the winter nights only. However please note that under no circumstances should any person/child attempt to tread on the same whilst in position on the pool. This blanket is there for the benefit of the rental guests and we cannot be held responsible for any accidents resulting from the use of the same.



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Booking Form

Name :

Address :

Phone :

Email :

Arrival Date :

Departure Date :

| Occupants | Title | Initials | Surname | Age |
|-----------|-------|----------|---------|-----|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |

Please make cheques payable to "JS Computer Consulting Limited" (All prices include Florida State and Local Taxes). Address will be forwarded once email of wishing to book has been received. We shall also hold online payments direct to Bank accounts – USD or GBP – please advise which payment method is required. Refundable security are sent by cheque in the same currency as payment received.

Weekly Rental Cost £525 (per week)
 Security Deposit £150
 Deposit 10%

Additional costs –
 Pool heater £75.00 (per week)

I have read, understand and agree to the terms and conditions

Signed Date