

Details of 28 Taverner Close, Baiter Park, BH15 1UW

Thank you for choosing our house for your holiday. We hope you enjoy your stay.

Arrival

The house will be available for you by 3pm on the start of your holiday. It should be clean and tidy when you arrive. If not please let us know immediately. There should also be complimentary tea and coffee available.

The front door key will be in the key safe by the front door and you will receive the combination number prior to start of your holiday.

Front door key Key Safe

The front door key will be in the key safe by the front door and you will receive the combination number prior to start of your holiday.

Please extract the key at the beginning of your holiday and return it to the key safe at the end of your stay.



To open the key safe, enter the combination number and press the button at the top. The front section of the key safe will open giving you access to the key inside. Take the keys and relock the safe by closing the door and changing the number, the door should remain closed.

PLEASE REMEMBER TO REPLACE THE KEY IN THE KEY SAFE AT THE END OF YOUR HOLIDAY

Departure

When you depart, please leave the house in a clean and tidy condition by 10am on the morning of your departure. Extra cleaning charges may be incurred if it is not left clean.

Inventory

On arrival please check the inventory, which you will find in the house book. If you find anything missing please report to us immediately.

Emergencies, Security and Safety

In case of an emergency such as fire please ensure you make yourself familiar with the exits to the house and the location of the keys to the back doors.

- Do not use the BBQ close to the fencing or canopy over the table.

- The mains **Gas** tap is in the outside cupboard by the front door.
- The **electricity** fuse box and mains switch is just inside the front door above the top shelf.

There is a **Fire extinguisher and fire blanket** in the kitchen just by the back door.

A Fire Risk Assessment document is available upon request.

Please ensure you lock all doors and windows when going out and when leaving the premises. The front door does NOT automatically lock when you shut it so please ensure you lock it when leaving the house at any time.

WHEN YOU LEAVE PLEASE PUT THE FRONT DOOR KEY BACK INTO THE KEY SAFE AFTER YOU HAVE LOCKED THE FRONT DOOR.

Please ensure the windows in the bedrooms are locked if you have your children as there is a risk they could fall out if they climb onto the bed and then onto the window ledge.

PLEASE DO NOT SMOKE IN THE HOUSE.

The Backdoor

Please ensure you lock the backdoor when going out. To open the backdoor, pull the door towards you using the handle and turn the latch knob to the left.

Parking

Please only park in the visitors spaces in Taverner Close (marked as Private) or behind the house in the small courtyard accessed from Colbourne Close, take left out of Taverner Close and first left again into Colbourne Close).

There is an alleyway to the left of the back gate leading back into Taverner Close.

The back gate is locked with a key, which is hanging in the kitchen. You will need to go through the house to open it. **PLEASE ENSURE YOU RETURN THE BACKGATE KEY TO THE KITCHEN.**

Furniture

Do not move the furniture in the house. You may damage the floor covering or the furniture.

Books and Games

Please look after the games and ensure all pieces are returned to the box. Please do not take any books away from the house unless you leave a similar type of book in its place..

LCD Sony HD TV with Built-in Freeview, plus DVD

There are 2 controls, one for the TV (the largest) and one for the DVD.

For TV turn on TV from switch.

Select Mode Digital/Analogue using hand controls. Digital mode will provide you with the numerous Freeview channels.

Select TV Channel.

Press Guide in digital mode to display the programme guide.

For trouble shooting guide see Sony LCD manual.

For other features select I-Manual where you will find an on line user guide for the TV.

For DVD select AV3 by pressing the button twice below the Scart button.

The detail controls can be found in the house book.

DO NOT TOUCH THE WIRES AT THE BACK AND DO NOT DISCONNECT ANY OF THE WIRES FROM THE APPLIANCES.

WiFi Broadband

The wireless network name for the WiFi Broadband is **BTHub3** and the password is **lettings2021** The broadband router is in the kitchen in the cupboard below the breakfast bar. If it does not appear to be working you can try resetting the router by turning it off and back on again.

Heating and Hot water

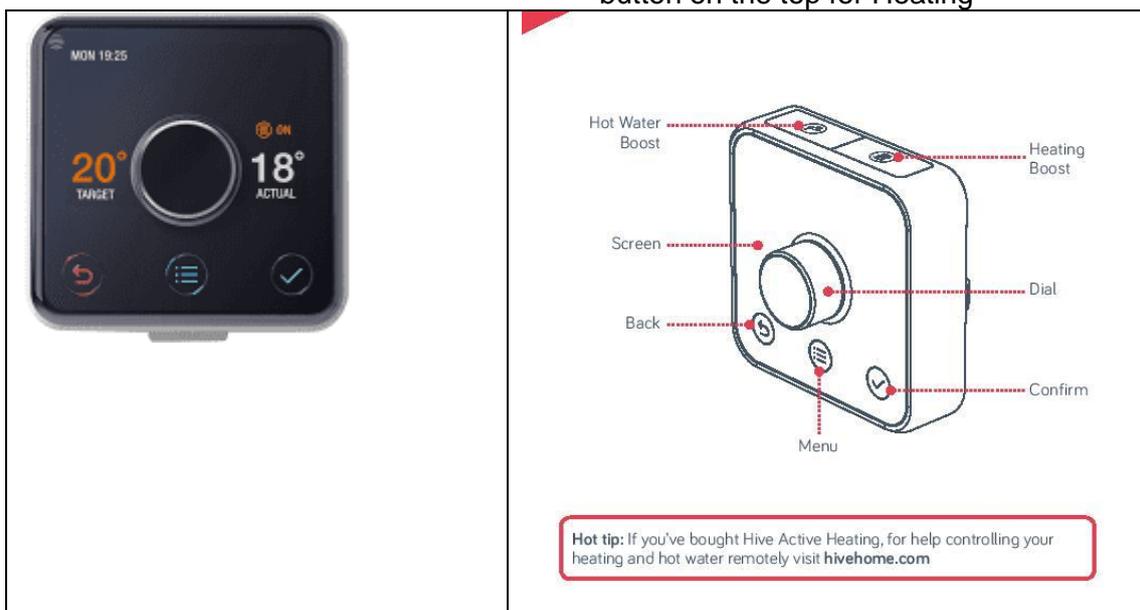
Hot Water:-The house has a combi boiler which means that hot water is heated as you turn on the hot tap.

Heating:- The house is a warm house and does not normally need much heating. Central Heating is normally off from 1st May until end October. Between November and end April the heating should be on a “Schedule” to come on between 7am – 930am and again from 6pm to 1030pm. When the heating comes on the temperature is pre-set at 18°C but this temperature can be overridden by turning the Dial button on the heating thermostat which is situated by the entrance.

Press the Dial button to wake up the controls.

Turn the dial clockwise to increase the target temperature. Your heating will come on if the target temperature is above the actual temperature (you’ll see when the heating is on). Turn the dial anti-clockwise to lower the target temperature.

The thermostat in Taverner only has one button on the top for Heating



If you require the heating to come on outside the above pre-set times press the Heating Boost button on top of the thermostat as described below:

1. Press the Heating Boost button on top of the thermostat to turn the heating on for 30 minutes.
2. Repeatedly pressing the Boost button will increase the time by 30 minutes up to a maximum of 6 hours.
3. Turn the Dial to change the boost temperature (it's set to 22°C by default)
4. When the boost finishes, your heating will go back to its scheduled time mode as above.
5. To cancel boost early, press the Back button.

Setting up a new heating schedule:

If you need to change the heating and hot water schedule times or set temperature, we can control this remotely for you, just send a text to us at 07973 189395 with your changes.

Please conserve energy.

Using the Shower

The shower is controlled by the ends. The flow control is on the left and the temperature control is on the right. Turn on the water and let it run to heat up and then adjust the temperature before you get under it.
ENSURE THE GLASS DOOR IS DRAWN ACROSS.

Kitchen Appliances

The instructions for all the appliance can be found in the larder cupboard on the top left hand shelf. Please put them back.

Side lamps in bedroom

These are turned on/off by touching the metal part of the lamp. Once for Dim, again for brighter and again for Off.

Dinning and outside Glass tables

Do not place hot items on the glass table top without using the mats provided. Do not stand on the tables or chairs.

Beds

Please do not allow anybody to stand or jump on the beds otherwise they may break the slats below the mattress. The mattress covers must not be removed. Under no circumstances should the beds be used without sheets, quilt covers or pillowcases

If you are staying two weeks or more, the bed linen will be changed on Saturday unless you ask us not to in advance or in the winter months a spare set will be in the airing cupboard.

Rubbish Bins

The rubbish is taken away every Tuesday. There are two rubbish bins, the blue one for recycle and the black bin for general rubbish. These are best located outside the back gate out of the way. However if you are parking the car in the back courtyard, you will need to move them out of the way, into the courtyard. The Black bin is collected on a Tuesday and the blue recycle bin is collected fortnightly on a Wednesday (see Poole Council calendar for blue recycle bin collection).

Please ensure that on night before the collection is due, the correct bin is put out the back on the pavement so that the rubbish is taken away.

Shopping

There are plenty of shops close by. The nearest supermarkets are Sainsbury and Aldi. From Taverner Close turn left; at the roundabout take 2nd exit, the entrance to Sainsbury and Aldi car park is approx. 300 yards on the right.

The main shopping in Poole is the Dolphin Shopping centre a 10-15 minute walk from the house. By car, turn left out of Taverner Close, take 3rd exit at roundabout, as you go over the flyover you will see the car park on the left. Continue to the roundabout and then do a U turn for the slip road for the Dolphin car park.

Churches

See back of house book

Hospital

See back of house book

Contacting us

If there is a problem with the house, please call David or Tricia King on Home 01929 471087, David's mobile 07973 189395 or Tricia's Mobile 0797 1041736.

Please do not telephone us before 9am and after 5pm unless there is a real emergency that cannot wait.

Thank you in anticipation of your co-operation and enjoy a wonderful holiday. We are at your disposal should you need us.

David & Tricia King