

39 EDEN WAY



3



1



2

Par sands, Par PL24 2AS  
Price: £68,000



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46-48 Fore Street, Bodmin,  
PL31 2HL  
01208 74182

  
THE PROPERTY SHOP

26 Fore Street, Lostwithiel,  
PL22 0BL  
01208 872728



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This stylish 3-bedroom holiday home at Par Sands Holiday Resort is brimming with modern conveniences and thoughtful touches — the perfect coastal escape for family getaways or peaceful retreats.

Inside, you'll find a spacious open-plan layout with a sleek, fully equipped kitchen featuring integrated appliances — fridge freezer, microwave, dishwasher, and 5-burner hob — complemented by quality worktops and a composite sink. A free-standing dining set and comfortable lounge area with a double sofa bed offers flexibility to sleep up to 8 guests.

The cosy lounge is beautifully finished with soft furnishings, TV points, and patio doors leading to the rear deck with lovely lake views. Designed for year-round comfort, the home benefits from gas central heating, double glazing, and carpet underlay throughout.

The king-size master bedroom enjoys its own en suite shower and toilet, while two additional bedrooms provide flexible space for guests or family — all complete with TV points, fitted storage, and upholstered headboards.

Outside, there are two decked areas for enjoying the fresh air, along with a handy outdoor storage unit. You'll also have two allocated parking spaces — one at the rear and one at the side.

Set just 300 yards from the dog-friendly beach, Par Sands offers a superb range of facilities, including an indoor swimming pool with new steam room, café, refurbished play park, tennis courts, and a multi-sport court, plus regular owner-exclusive events.

With internet infrastructure already installed, and within easy access of local village amenities, direct train links to London, and attractions such as Fowey and the Eden Project, this is a rare opportunity to own a high-quality holiday home in one of Cornwall's most desirable seaside locations.



KEY:

- Fire
- Water heater
- Shower
- Bath
- Fridge/Freezer
- Front pull out bed



The Beaumont 42ft x 14ft x 3 bedroom

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An exciting opportunity to purchase this superb three-bedroom high specification holiday lodge - ABI Beaumont | 2021 | Sleeps 8 | 42' X 14'

### KEY FEATURES

Premium Pitch Location

Line Fed Gas

Spacious Open-Plan Layout

Family Shower Room

King-Size Master Bedroom With En Suite

Two Flexible Guest/Family Bedrooms

Fully Equipped Kitchen

Car Parking Space For Two Vehicles

2 Decking Spaces

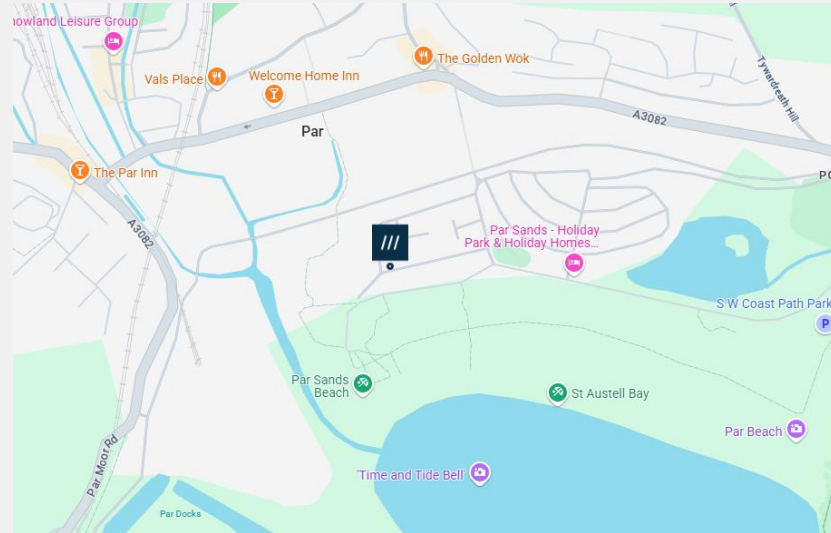
French Doors Leading To Rear Deck With Beautiful Views Of The Lake

Sofa Bed For Extra Guests

Double Glazing & Central Heating

High-End Fixtures & Fittings

Satellite Dish



What3words: ///digress.limitless.relishes



### SERVICES:

Site Fees - £8183 Per Year

Electric & Gas Mains - Approx £230 Per Year Average

Water & Drainage - Included



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