

# camel

H O M E S



K6, Par Sands Holiday Park,  
Polmear, Par, PL24 2AS

Chain Free £115,000



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## This Holiday Home, Park and Local Area

This beautifully presented, detached, two-bedroom holiday lodge is situated on the popular Par Sands Coastal Holiday Park and within a short walk of Par's golden sand beach.

Crafted to the highest standards, the property offers comprehensive accommodation, boasting a spacious 24ft x 19.5ft open-plan family room encompassing a kitchen, living area, and dining space. Two inviting bedrooms and a well-appointed bathroom are situated off the inner hallway, with the master bedroom featuring a dressing area and an en-suite shower room. Outside, the property includes driveway parking and two sun terraces for relaxation and outdoor enjoyment.

Conveniently positioned within a 300-yard walk of Par beach and a similar distance to Par village with its range of amenities, the nearby Par train station serves as a vital mainline link to destinations such as Penzance and London Paddington. Additionally, a regular bus service from the beach entrance offers easy access to the picturesque harborside village of Fowey, renowned for its diverse selection of restaurants, pubs, and charming gift shops.

Within the Par Sands Holiday Park, guests can enjoy various amenities including tennis courts, a swimming pool, and an inviting Italian restaurant. Moreover, just a short stroll from the park entrance lies the renowned Ship Inn Public House and Restaurant, well known for its live music events and Sunday roasts.

This is a truly great investment opportunity.

**Family Room/Kitchen/Diner**  
24'0" x 19'5" (7.32m x 5.92m)

## Inner Hallway

### Master Bedroom

9'10" x 9'7" (3.00m x 2.92m)

### Dressing Area

5'9" x 4'7" (1.75m x 1.40m)

Measurements to include fitted wardrobes.

### En-Suite

5'9" x 5'0" (1.75m x 1.52m)

### Bedroom Two

9'9" x 8'9" (2.97m x 2.67m)

### Bathroom

6'10" x 5'7" (2.08m x 1.70m)

## Outside Space/Sun Terrace

There are two sun terraces for the property, one to the front and one to the side. Both are constructed with low maintenance and hard wearing decking.

## Parking

There is driveway parking to the side of the property and guest parking can be found by reception.

## Directions

Sat Nav: PL24 2AS

What3words: ///cove.ample.enveloped

For further help please contact Camel Homes.

## Property Information and Lease Details

Age of Construction: 2020

Tel: 01872 571454

Construction Type: Unknown  
Heating: LPG  
Electrical Supply: Mains  
Water Supply: Mains (Assumed)  
Sewage: Mains (Assumed)  
Council Tax: Unknown  
EPC: Exempt  
Tenure: Leasehold  
Length of lease: 21yrs remaining from 45yrs.  
Lease Start and End Date: 11-01-2020 to 31-12-2045  
Site Fees: £7,787.00 Inc VAT

### Agents Notes

VIEWINGS: Strictly by appointment only with Camel Homes, Perranporth.

### MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

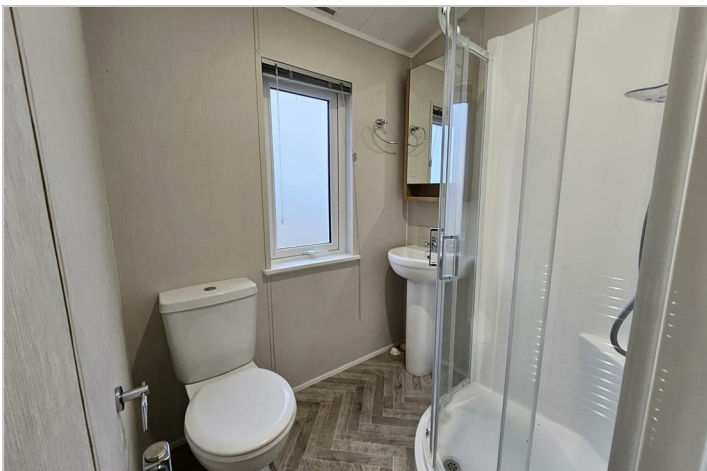
### PROPERTY MISDESCRIPTIONS

These details are for guidance only and complete accuracy cannot be guaranteed. They do not constitute a contract or part of a contract. All

measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No guarantee can be given that the property is free from any latent or inherent defect. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs and plans are NOT necessarily included. If there is any point which is of particular importance to you, verification should be obtained. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

### DATA PROTECTION ACT 2018

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



## Road Map



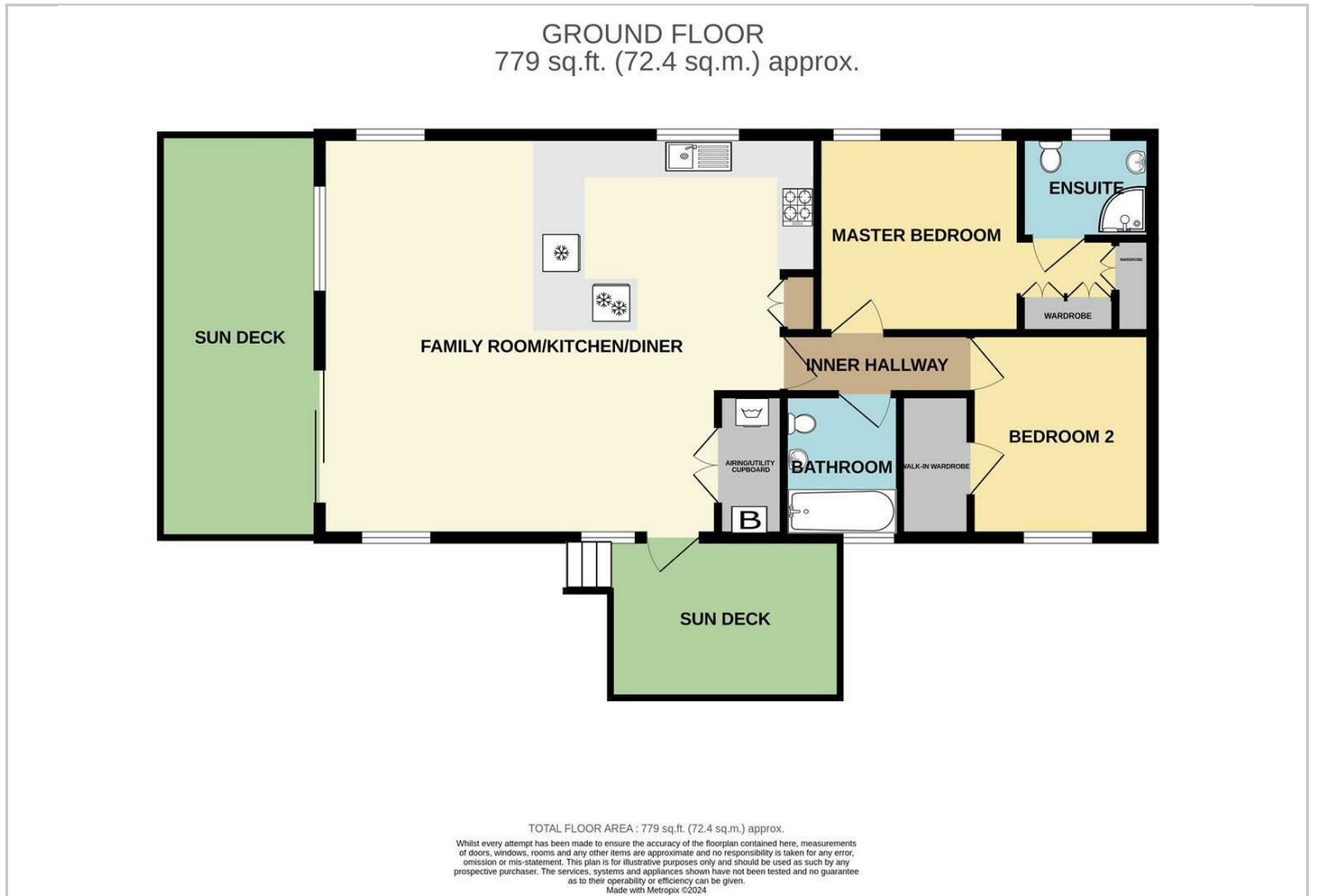
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Camel Homes Office on 01872 571454 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.