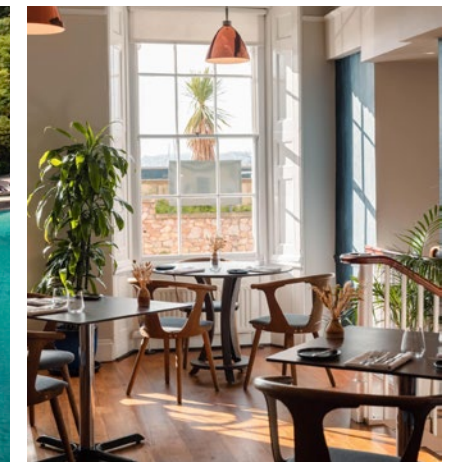




PALACE GARDENS

WELCOME TO LUXURY COASTAL LIVING

AN EXCLUSIVE COLLECTION OF FOUR BEDROOM
CONTEMPORARY HOMES



From sun seekers to Sunseekers: experience a taste of the Med on the English Riviera.

Palace Gardens is a delightful development located in a highly sought-after area setting between the Torquay parishes of Wellswood and St Marychurch. Both are charming and benefit from a plethora of local amenities, as well as easy access to a range of beautiful beaches and unspoilt coastline.

Leafy Wellswood offers a parade of independent shops, including salons, spas and rummage-worthy boutiques. High on the list of culinary delights to sample is Me & Mrs Jones, a continental-style café and delicatessen. The Cary Arms and Spa, with its unique seafront setting overlooking

Babbacombe Beach, offers a state-of-the-art spa, excellent food, and a cosy bar with log-burning stove. Day-to-day, Wellswood meets all of your amenity requirements from supermarket to pharmacy.

When the weather is fine, the exclusive peninsula on which Palace Gardens sits really comes into its own. A stroll through the trees from the development will take you directly to some of Devon's best beaches, both popular and secluded, as well as views of the stunning coastline on the South West Coast Path.

A short distance from your doorstep you'll find a range of unspoilt beaches to explore, including the beautiful arc of shingle beach that is Babbacombe, a haven of tranquillity, stunning views, and calm, clean waters. Anstey's Cove Beach is a small, peaceful pebbly beach ideal for escaping the crowds, and for stunning sands, views and sunshine, head to the beautiful Torre Abbey Sands. A mile from Torquay Harbour is the popular Meadfoot Beach, set in a striking location at the foot of a row of imposing cliffs. The latter also features the Agatha Christie Mile, where you can follow in the footsteps of South Devon's most famous daughter. There

is also a host of golf clubs to test your skills on a variety of terrains and conditions.

Torquay itself is a traditional yet thriving seaside town set in the heart of Devon's English Riviera. Featuring a busy harbour, an international marina complete with luxurious Sunseeker superyachts, a sandy beach and iconic palm trees, this is a town that has something to offer everyone thanks to its mild climate, vibrant sailing community, and a wonderful range of continental-style cafés, waterside restaurants and glamorous cocktail bars. Go French with Bistrot Pierre, relax at the Michelin-starred Elephant Restaurant, sample

Harbour16's fresh food and extensive drinks menu, or enjoy the views and laidback vibes at bar and lounge Twenty1.

From superyachts to stunning beaches, Palace Gardens offers the English Riviera lifestyle with some of Britain's finest settings and a Mediterranean climate. Enjoy the feeling of living abroad while never leaving home.

Main Image: Panorama over Torquay's iconic seafront and marina.

From top: Anstey's Cove Beach. Quiet and peaceful, this small shingle beach is the place to escape the crowds.

Brimming with coastal charm, The Cary Arms boutique spa hotel at Babbacombe Beach.

The Elephant restaurant (awarded a Michelin star) is a bright, informal seaside restaurant situated by the beautiful Torquay harbour.



PALACE GARDENS

WELCOME TO LUXURY COASTAL LIVING

Modern living, luxury lifestyle and a coastal setting: Palace Gardens has it all.

Set within private grounds, Palace Gardens is nestled in its own natural amphitheatre and surrounded by woodland atop a peninsula surrounded by clear blue waters.

The development's strikingly modern and contemporary design gives these four-bedroom homes an architecturally crisp exterior that continues through to the interiors, providing plenty of natural light for an airy feel, with free-flowing rooms. The large kitchen-dining areas benefit from high quality specifications throughout, including bespoke, locally crafted System Six Kitchens, Neff appliances, and underfloor heating. Dedicated parking, garages and private gardens, ideal for entertaining, complete the space-enhancing finish of these exclusive homes.

The Fragrance Group is committed to delivering sustainable developments that benefit both the locations they build in and the people they build for. At Palace Gardens, all homes are powered by air-source heat pumps and benefit from solar panels, electric car charging points, enhanced glazing and energy performance certificate (EPC) 'A' rating.

The superior quality of these homes, an idyllic setting, and an exclusive and highly desirable location have come together in a unique package that ensures Palace Gardens truly stands out from the crowd, resulting in the dream coastal lifestyle.

THE SHALDON

PLOTS 26-37

4 BEDROOM / 2 BATHROOM / GARAGE / TERRACE

THE EXMOUTH

PLOTS 14 & 15

4 BEDROOM / 2 BATHROOM / GARAGE / DETACHED

THE SALCOMBE

PLOTS 1-4, 6-12, 17-25

4 BEDROOM / 3 BATHROOM / GARAGE / DETACHED

THE DARTMOUTH

PLOTS 5, 13 & 16

4 BEDROOM / 3 BATHROOM / GARAGE / DETACHED

**PALACE GARDENS
ANSTEY'S COVE ROAD, TORQUAY, DEVON TQ1 3TB**

The superb location of Palace Gardens means you will find that everything you need is within easy reach.

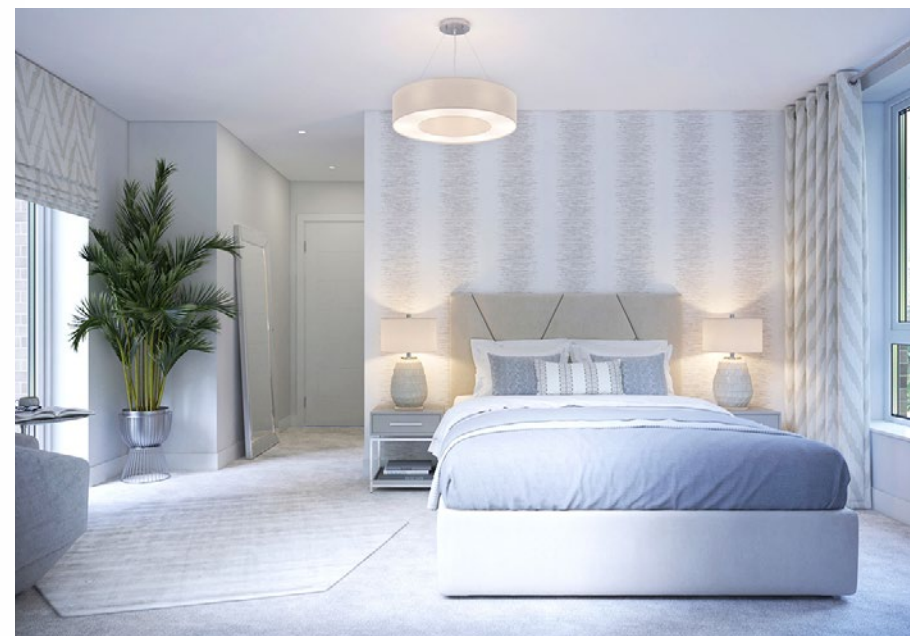


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WELCOME TO PALACE GARDENS



THE SHALDON PLOTS 26-37 - 1,733 Sqft

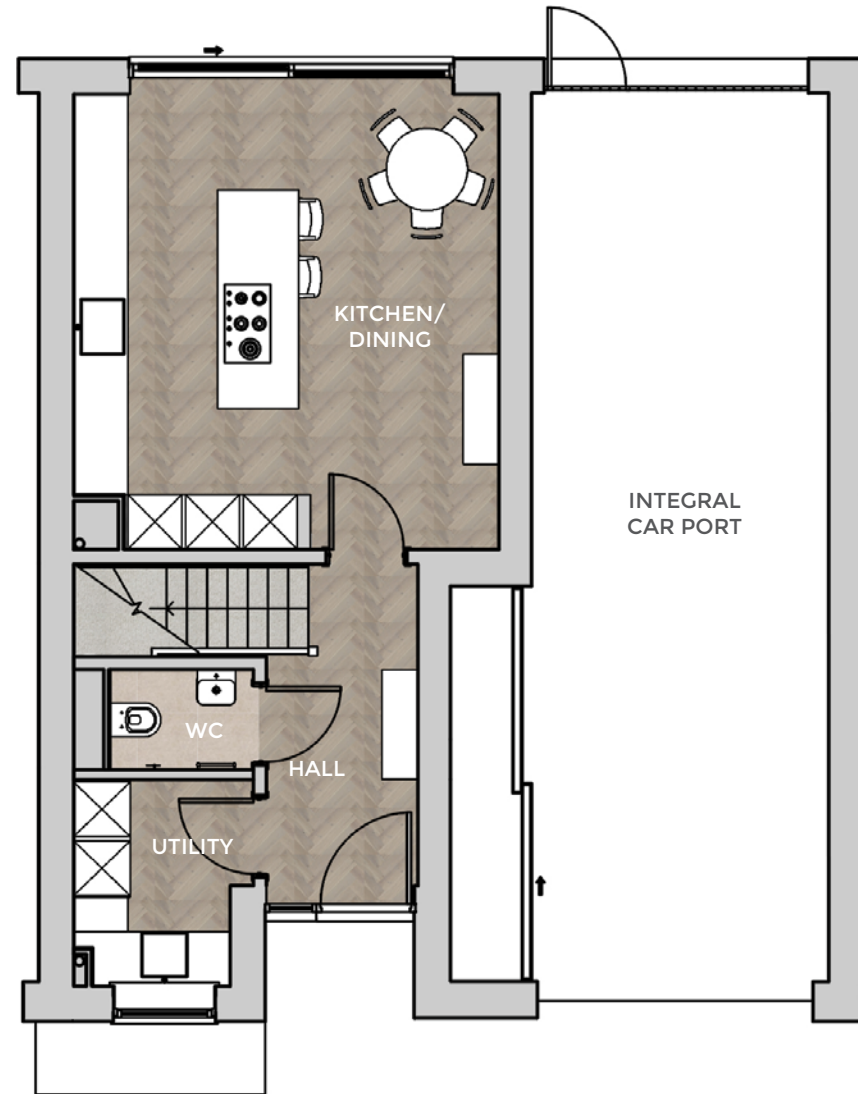
A handsome cubic designed property set over three-storey and occupying an impressive mid site terrace of just 12 houses.

The clever layout involves an open plan kitchen and dining area with cloak room and laundry at ground floor. An integral carport with EV charging is situated adjacent.

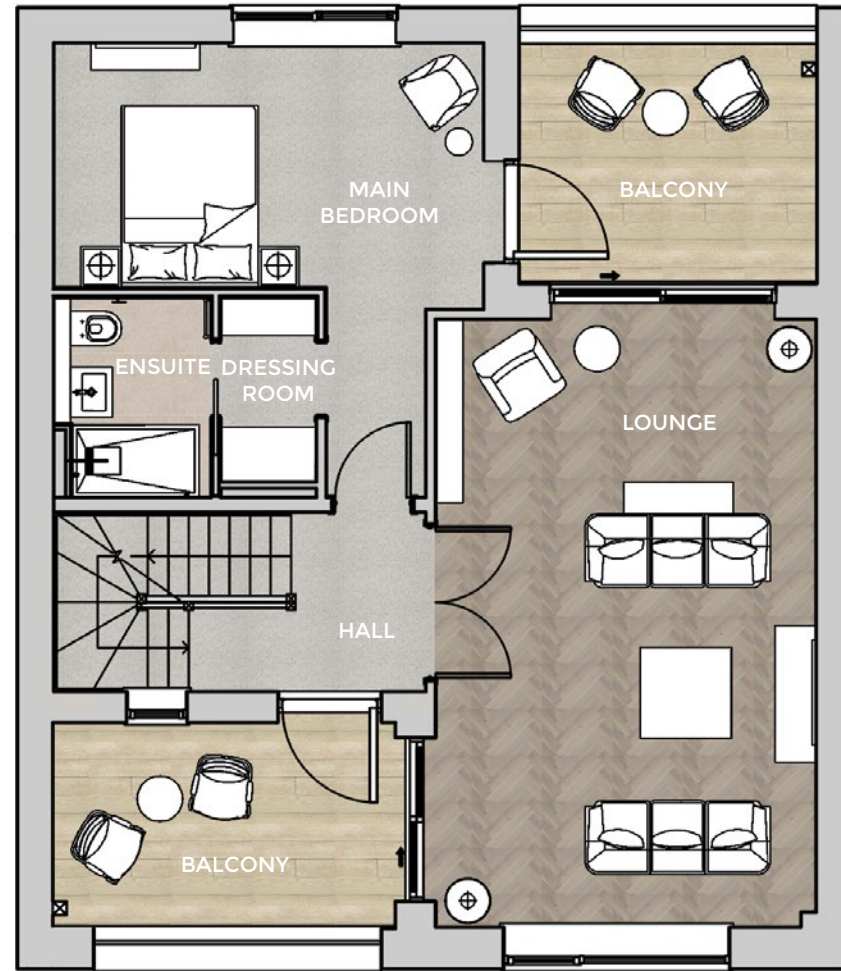
At first floor level is an elevated lounge area, main bedroom with ensuite shower and dressing room and sliding doors accessing exciting inset corner terraces, tracking morning light to one side and afternoon / evening light the other.

The top floor accommodates three further bedrooms with a family bathroom and the feature light well views to the respective terraces below.

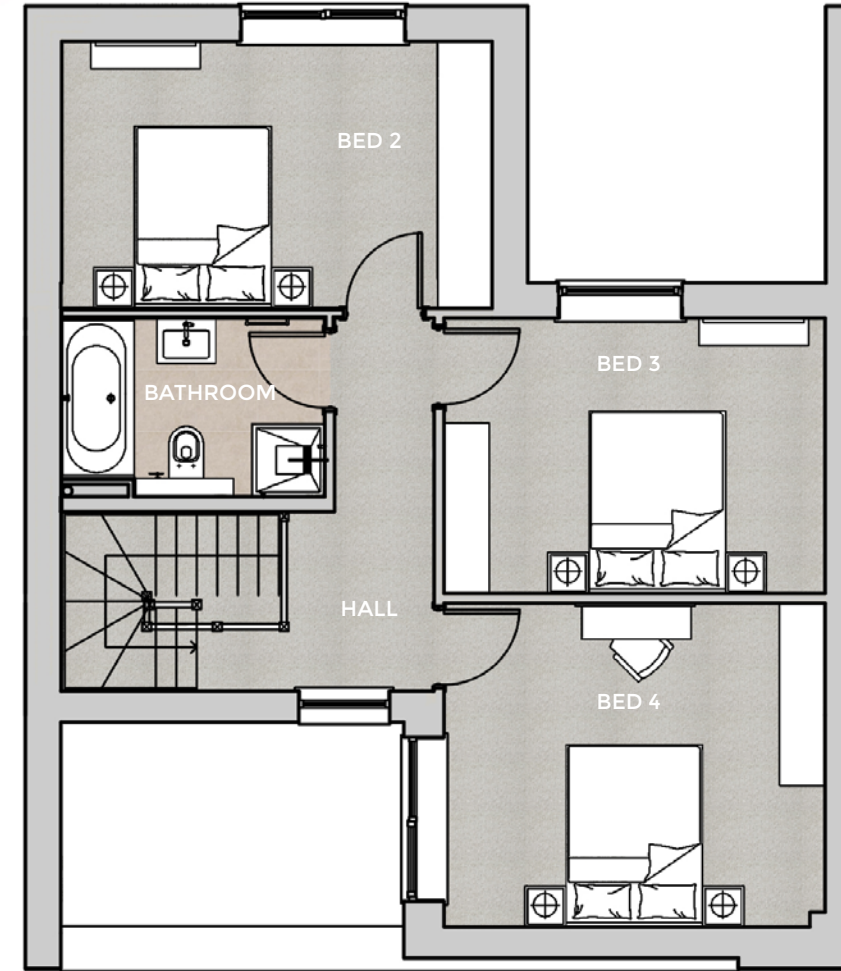
Each house will have a split-level courtyard garden.



GROUND FLOOR



FIRST FLOOR



Indicative floor plan, alternative layouts available

SECOND FLOOR

GROUND FLOOR

INTEGRAL GARAGE	3.3m x 10m	(10'9" x 32'9")
KITCHEN / DINING	4.7m x 5m	(15'5" x 16'5")
UTILITY ROOM	2.2m x 1.7m	(7'4" x 5'7")
CLOAKROOM WC	1.9m x 1.1m	(6'2" x 3'6")

FIRST FLOOR

MAIN BEDROOM	4.7m x 5m	(15'5" x 16'5")
MAIN ENSUITE	1.7m x 2.2m	(5'7" x 7'3")
DRESSING ROOM	1.5m x 1m	(4'11" x 3'3")
LOUNGE	6.7m x 4.5m	(21'12" x 14'9")

SECOND FLOOR

BEDROOM 2	4.7m x 3m	(15'5" x 9'10")
BEDROOM 3	4.2m x 3.5m	(13'9" x 11'6")
BEDROOM 4	4.2m x 3m	(13'9" x 9'10")
BATHROOM	2.9m x 2m	(9'6" x 6'6")

THE EXMOUTH PLOTS 14 & 15 - 1,987 Sqft

Two detached and distinct properties occupying a delightful position to the south easterly end of this private development.

Set over three-stories, the ground floor has an exciting kitchen and dining area spanning the full width of the property with sliding doors to the garden. There is also a guest cloakroom and separate utility.

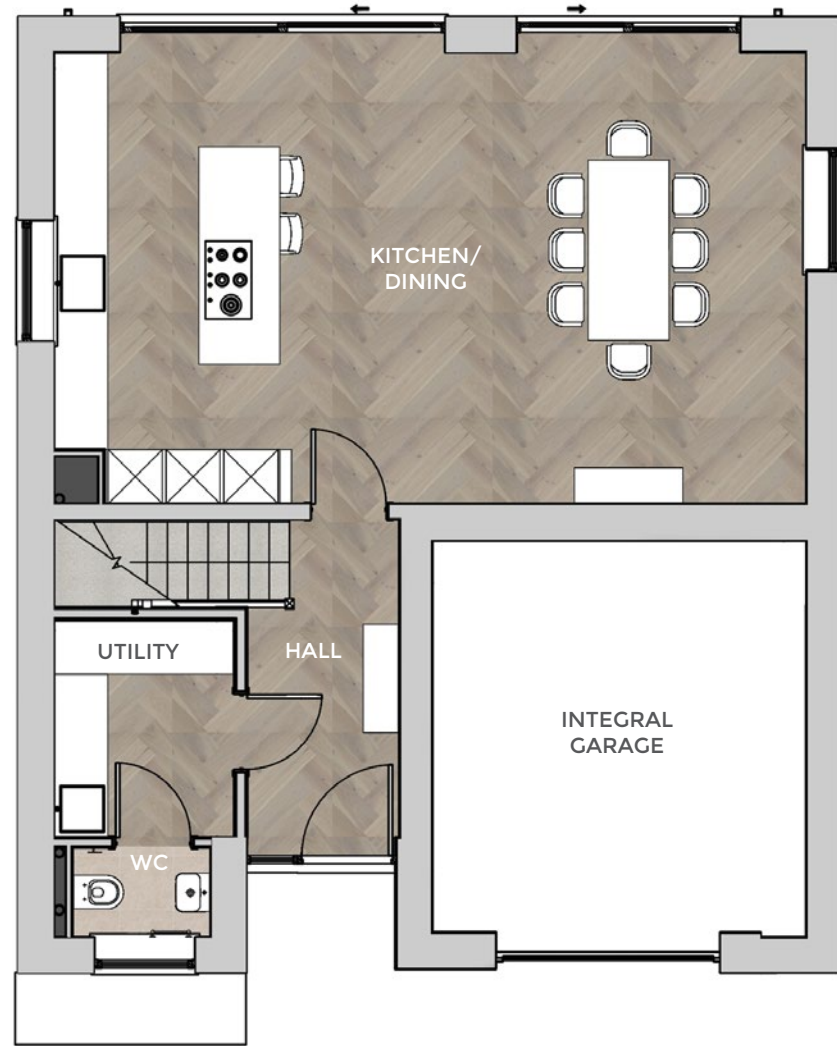
At first floor level is an impressive lounge area with inset balconies to either side with sliding doors accessing both. The main bedroom has a dressing room, ensuite shower room and access to the balcony adjacent.

The top floor accommodates three further bedrooms with a family bathroom and the feature light well views to the respective terraces below.

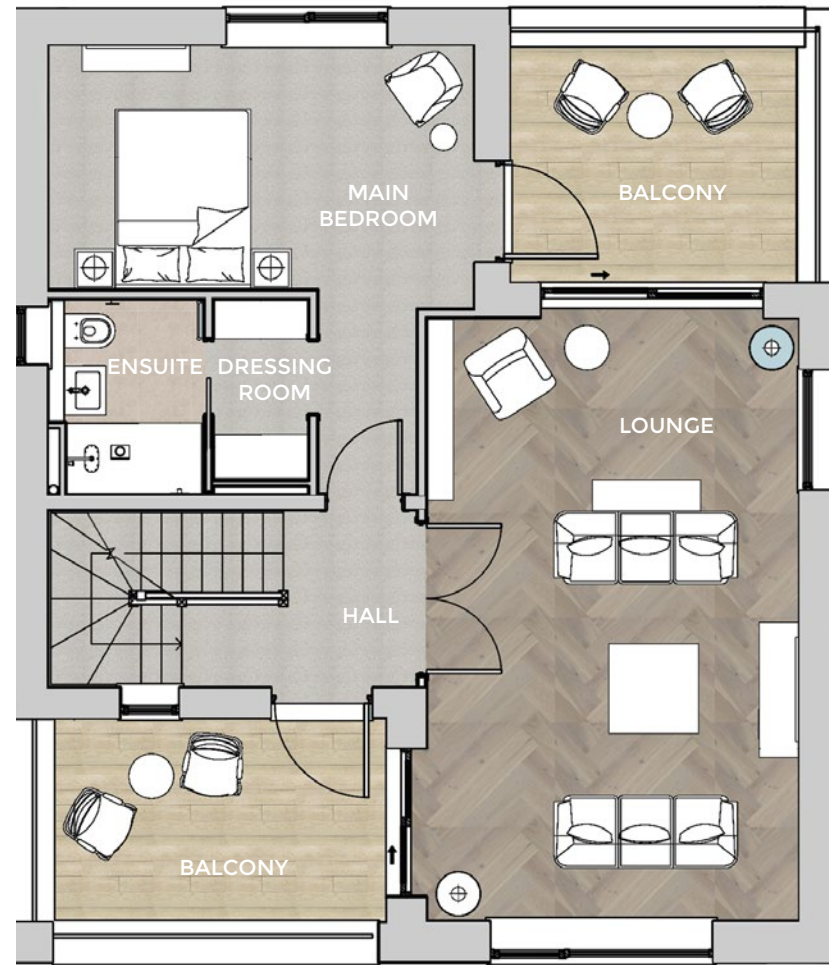
Both houses have further parking areas along the side, a terraced sitting area and garden bordering the delightful woodland area.



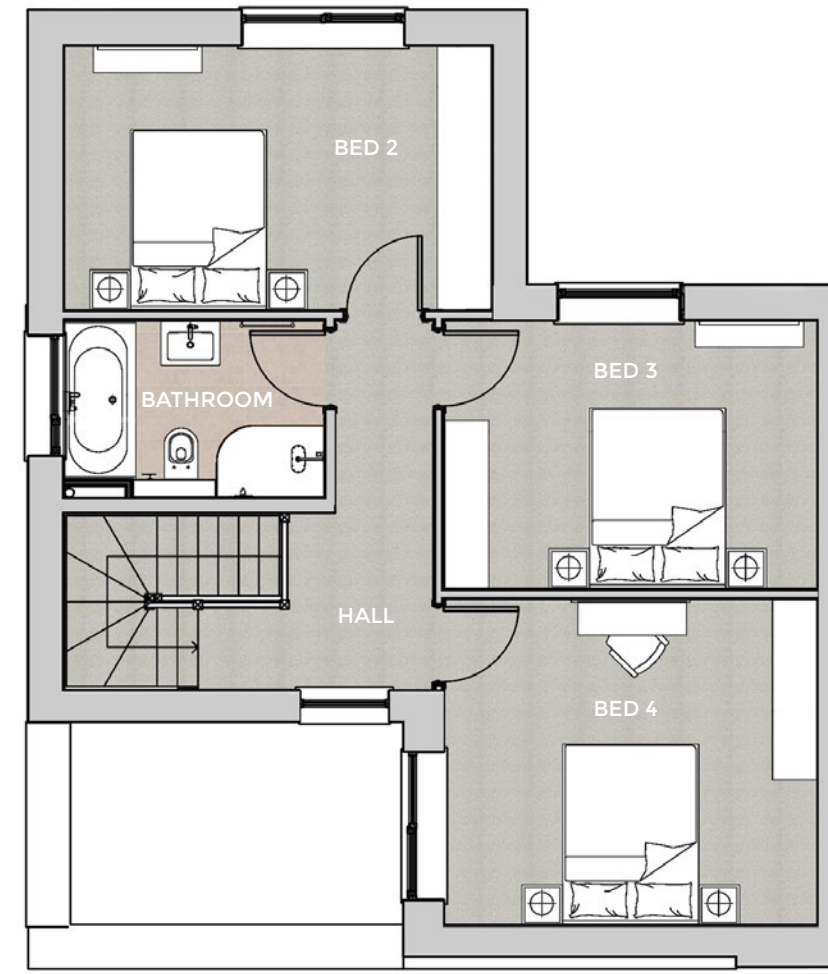
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

INTEGRAL GARAGE	4.2m x 4.4m	(13'9" x 14'5")
KITCHEN / DINING	8m x 5m	(26'3" x 16'5")
UTILITY ROOM	2.3m x 2m	(7'6" x 6'6")
CLOAKROOM WC	1.5m x 1m	(4'11" x 3'3")

FIRST FLOOR

MAIN BEDROOM	4.7m x 5m	(15'5" x 16'5")
MAIN ENSUITE	1.7m x 2.2m	(5'7" x 7'3")
DRESSING ROOM	1.5m x 1m	(4'11" x 3'3")
LOUNGE	6.7m x 4.5m	(21'12" x 14'9")

SECOND FLOOR

BEDROOM 2	4.7m x 3m	(15'5" x 9'10")
BEDROOM 3	4.2m x 3.5m	(13'9" x 11'6")
BEDROOM 4	4.2m x 3m	(13'9" x 9'10")
BATHROOM	2.9m x 2m	(9'6" x 6'6")





INTRODUCING

The Salcombe

WELCOME TO PALACE GARDENS



THE SALCOMBE PLOTS 1-4, 6-12, 17-25 - 2,198 Sqft

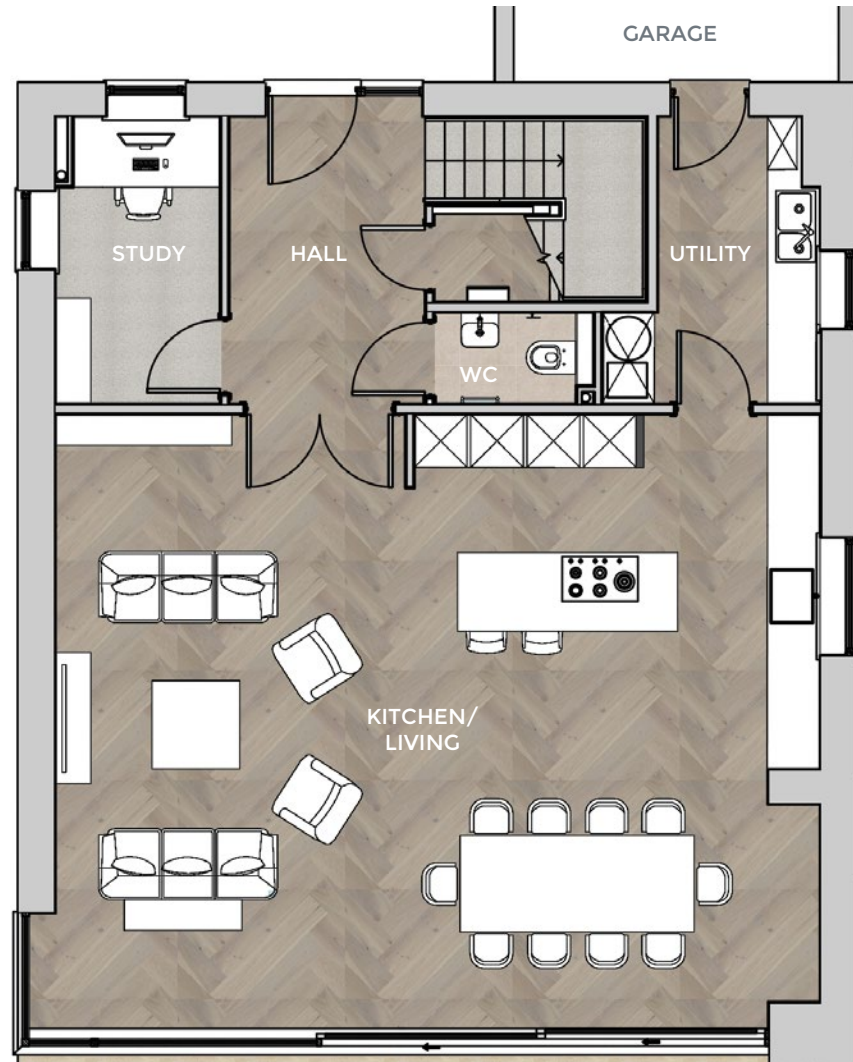
A striking three storey-design with pitched tiled roof occupying the outer positions of this private development.

The ground floor accommodation provides an impressive open plan layout including, kitchen and breakfast area with projecting large living and dining area and direct garden access. There is a separate study, guest cloakroom and utility.

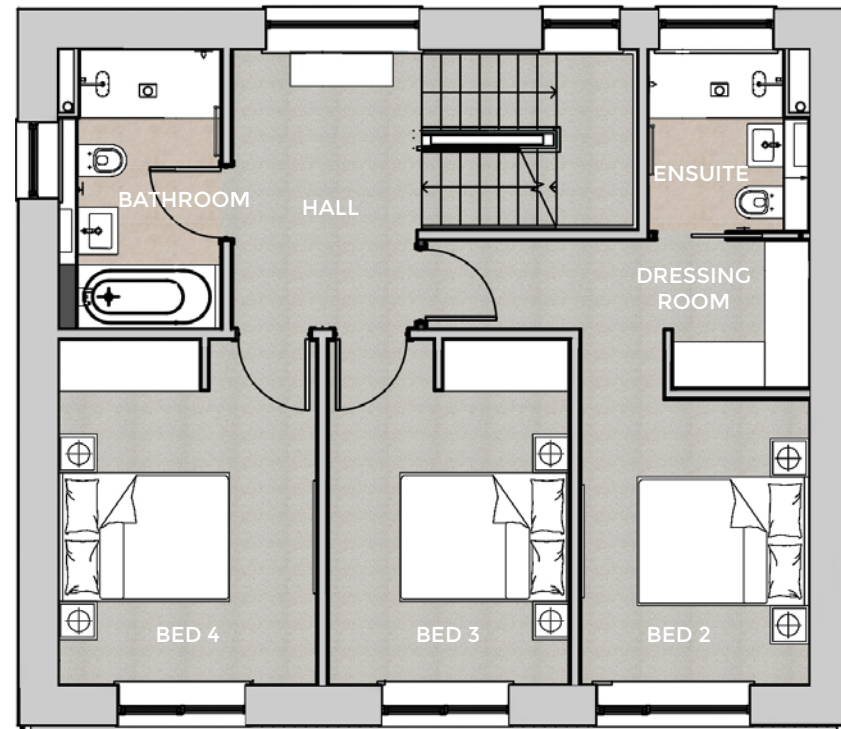
At first floor level is a guest bedroom with ensuite shower room and dressing room. There are two further bedrooms with a family bathroom.

On the top floor is an impressive main bedroom occupying the entire level with ensuite bathroom, dressing room and balcony area accessed by sliding doors. The Salcombe has a projecting garage with further parking adjacent.

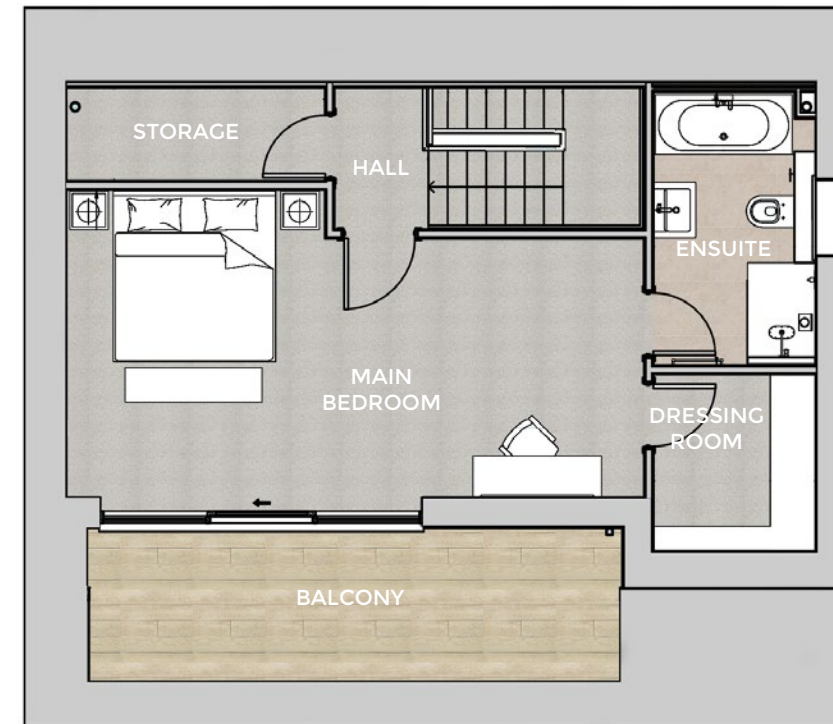
The gardens for plots 1-4 include a terrace area and extend towards neighbouring woodland. Plots 6-12 have elevated terraces and steps down to garden areas. Plots 25-17 have terraced areas with garden beyond bordering Anstey's Cove Road.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

GARAGE	3.3m x 6.5m	(10'9" x 21'4")
KITCHEN / DINING	8.7m x 7m	(28'7" x 23')
OFFICE	3.2m x 1.9m	(10'6" x 6'3")
UTILITY ROOM	2.3m x 2m	(7'6" x 6'6")
CLOAKROOM WC	1.5m x 1m	(4'11" x 3'3")

FIRST FLOOR

BEDROOM 2	5.2m x 4.5m	(17' x 14'9")
BED 2 ENSUITE	1.9m x 2.2m	(6'3" x 7'3")
BEDROOM 3	4.1m x 3m	(13'5" x 9'10")
BEDROOM 4	4.1m x 2.8m	(13'5" x 9'2")
BATHROOM	3.3m x 1.9m	(10'9" x 6'3")

SECOND FLOOR

MAIN BEDROOM	6.8m x 3.6m	(22'4" x 11'10")
MAIN ENSUITE	3.2m x 1.9m	(10'6" x 6'3")
DRESSING ROOM	2.1m x 1.9m	(6'11" x 6'3")
EAVES STORAGE	3.1m x 1.1m	(10'2" x 3'7")

THE DARTMOUTH PLOTS 5, 13 & 16 - 2,024 Sqft

These uniquely located properties are set over two-stories with pitched tiled roofs and a traditional layout.

The ground floor has an integral garage with door through to utility and guest cloakroom. The main accommodation has a traditional layout with a kitchen and dining room, entrance hall with understairs storage and separate lounge.

At first floor level are four bedrooms and an office room. The main bedroom is set over the integral garage with ensuite bathroom, dressing room and sliding doors out to a dedicated balcony. The guest bedroom has an ensuite shower room with the family bathroom serving the other two bedrooms.

The Dartmouth also external parking and entertainment terraced areas.



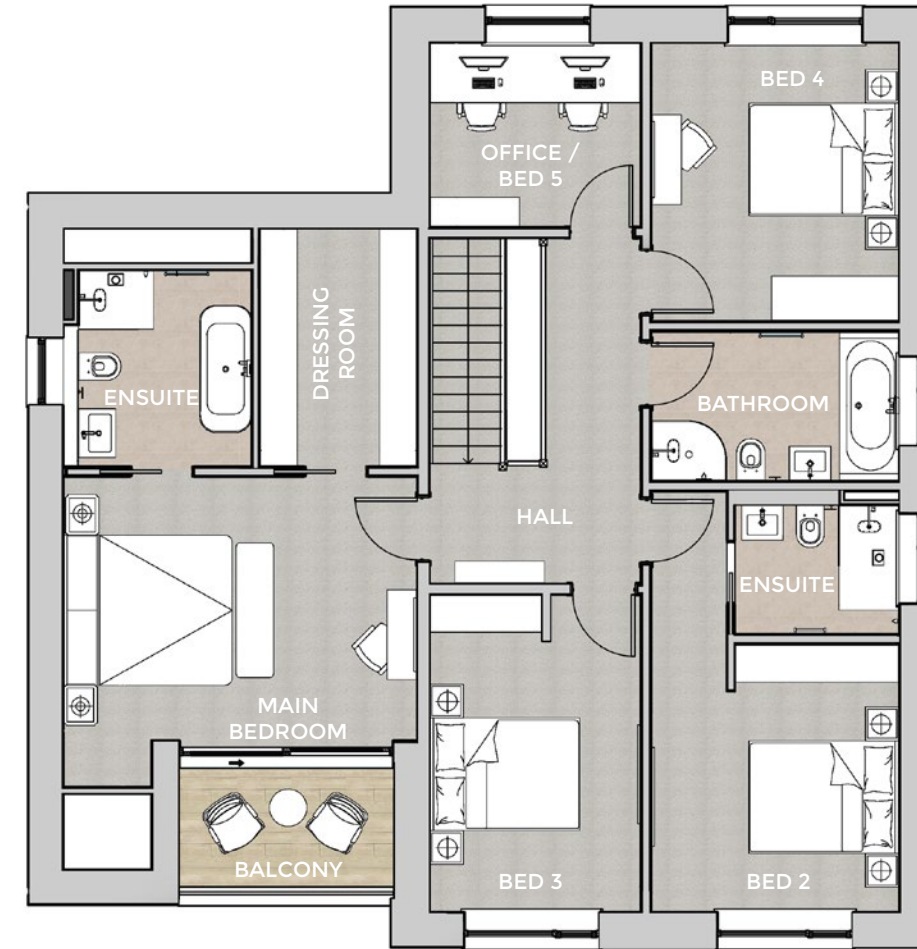
INTRODUCING
The Dartmouth



GROUND FLOOR

GROUND FLOOR

INTEGRAL GARAGE	6m x 4.5m	(19'8" x 14'9")
KITCHEN / DINING	6.3m x 5.7m	(20'8" x 18'8")
LOUNGE	5.9m x 3.7m	(19'4" x 12'2")
UTILITY ROOM	3.5m x 2.3m	(11'6" x 7'7")
CLOAKROOM WC	2.3m x 1m	(7'7" x 3'3")



FIRST FLOOR

FIRST FLOOR

MAIN BEDROOM	4.7m x 4.2m	(15'5" x 13'9")
MAIN ENSUITE	2.6m x 2.5m	(8'6" x 8'2")
DRESSING ROOM	3.2m x 2.1m	(10'6" x 6'11")
BEDROOM 2	5.6m x 3.3m	(18'4" x 10'9")
BED 2 ENSUITE	2.2m x 1.7m	(7'3" x 5'7")
BEDROOM 3	4.2m x 2.8m	(13'9" x 9'2")
BEDROOM 4	3.7m x 3.3m	(12'2" x 10'9")
OFFICE / BED 5	2.8m x 2.5m	(9'2" x 8'2")
BATHROOM	3.3m x 2m	(10'9" x 6'7")

FOR ALL ENQUIRIES PLEASE CONTACT



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