



Gentian Way | | Weymouth | DT3 6FF

**£250,000**

BEAUMONT  JONES



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Weymouth | DT3 6FF  
£250,000**

We are delighted to offer a well-presented two double bedroom house within a popular development in Preston Downs. This property would make an excellent first time purchase/down size offering a modern fitted kitchen/diner, downstairs cloakroom, spacious living room with patio doors opening onto the rear garden, beautiful south facing rear garden, modern bathroom and off road parking for 2 vehicles. Viewing is highly recommended to be appreciated.

- Two Double Bedroom House
- Modern Kitchen/Diner
- Beautiful South Facing Rear Garden with Rear Access
- Downstairs Cloakroom & Modern Bathroom
- Off Road Parking For 2 Vehicles
- Perfect First Time Purchase

**Full Description**

Entrance into this lovely home is via a front aspect double glazed composite door leading into a welcoming hall with large built-in under stairs storage cupboard, stairs rising to the first floor and doors lead through to the ground floor accommodation. The cloakroom has a front aspect double glazed window, low level WC and wash hand basin. The modern fitted kitchen/diner comprises a range of eye and base level units with work surfaces over, wall mounted combination





This two double bedroom home would make an excellent first time purchase/downsize and viewing is a must to be appreciated.



boiler, spotlights, space and plumbing for a washing machine and fridge/freezer. Integral oven with inset four ring gas hob and extractor hood over. The spacious living offers a light and airy feel with rear aspect double glazed doors leading out onto the garden and plenty of space for living room furniture.

The first floor offers a landing area with a built-in airing cupboard and doors lead through to two double bedrooms and modern bathroom. The master bedroom is a generous sized double offering a rear aspect double glazed window enjoying views out to countryside. Bedroom two is a further double offering two front aspect double glazed windows and plenty of space for bedroom furniture. The modern bathroom comprises a suite including a panel enclosed bath with shower attachment over, low level WC, wash hand basin and a wall mounted towel rail heater.

Outside offers a beautiful south facing enclosed rear garden which is mostly laid to patio and laid to lawn creating different sections to enjoy the sunshine. There is a shed and rear access leading to the allocated parking for two cars. The front of the property there is a fence enclosed garden which is mostly laid to lawn with pathway leading to the front door.

The property sits within a popular development, located close to local amenities, primary and







secondary schools. The property has good transport links serving Weymouth and Dorchester and Upwey train station is close by.

Services: - Gas central heating. Mains electric & drainage.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band C.

Agents Notes- We are informed there are five years remaining on the NHBC

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



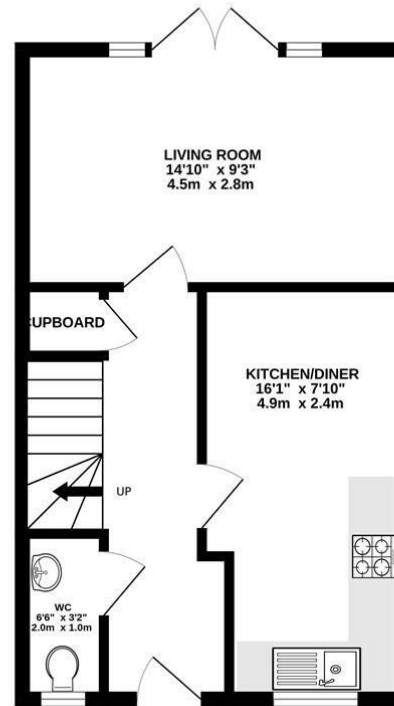
Well-presented throughout and located within a popular development in Weymouth.



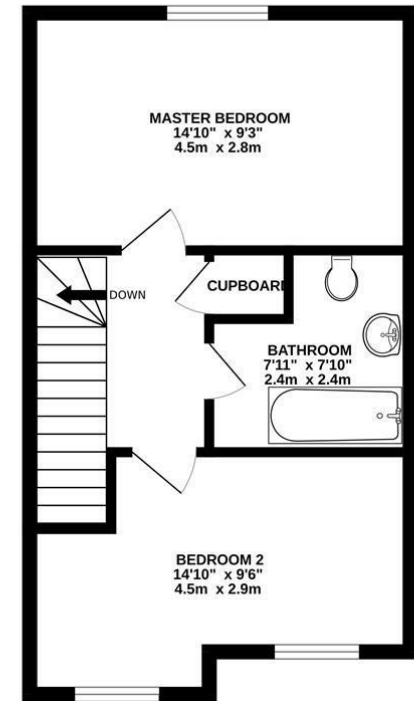


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We value more than your property*

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