



**Gentian Way, Weymouth DT3 6FH**

**welcome to**  
**Gentian Way, Weymouth**

OPEN HOUSE SATURDAY 19TH OCTOBER

Book your slot now for our Open House between 10am and 2pm

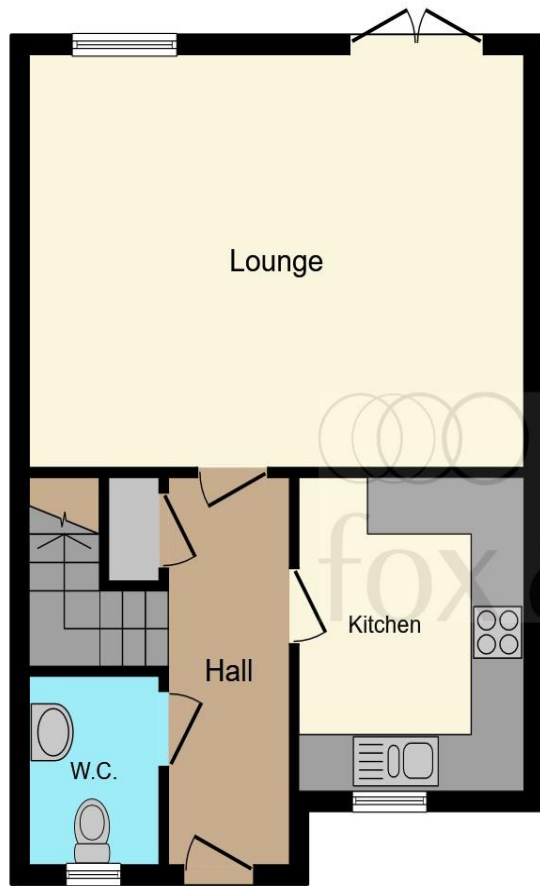
This modern 3 bedroom end of terrace property in Preston Downs, Weymouth is situated in a quiet cul-de-sac, offering a peaceful and private living environment.

As you enter the property, the entrance hall benefits from understairs storage. The rest of the ground floor features a well-sized kitchen with plenty of space for free-standing appliances, lounge/dining room with French doors leading out to the rear garden, and a convenient downstairs cloakroom.

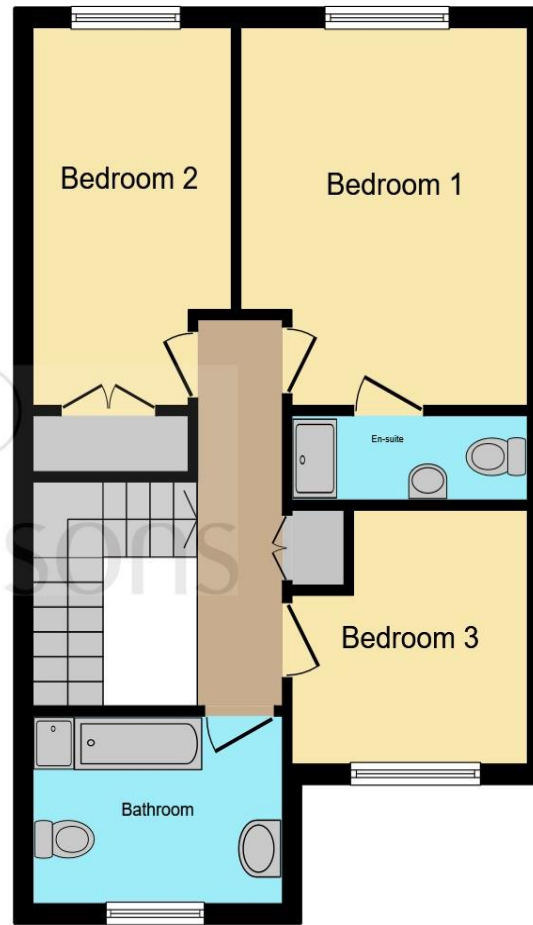
The rear garden is low maintenance, with a patio area and artificial lawn, providing a private outdoor space for relaxing or entertaining. Additionally, there are two allocated parking spaces for easy parking.

Upstairs, there are three bedrooms, with two doubles and one single. The master bedroom benefits from an en suite bathroom, providing added convenience and privacy. There is also an additional family bathroom for the other bedrooms to share.





**Ground Floor**



**First Floor**

Total floor area 94.0 m<sup>2</sup> (1,011 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Gentian Way, Weymouth

- Cul-de-sac location
- Two parking spaces
- Offered for sale with no onward chain
- En suite
- Enclosed rear garden

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£315,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/WMT106237](https://fox-and-sons.co.uk/Property/WMT106237)



Property Ref:  
WMT106237 - 0007

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**01305 783488**



Weymouth@fox-and-sons.co.uk



31 St. Thomas Street, WEYMOUTH, Dorset, DT4 8EJ



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