



Instinct Guides You



Gentian Way, Weymouth Offers In Excess Of £240,000

- Southerly Rear Garden
- Two Double Bedrooms
- Two Parking Spaces
- Kitchen/Diner
- Cul-De-Sac Location
- Open Countryside Near By
- Remaining Build Guarantee
- Vendor Currently Suited



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Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

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A modern two bedroom property in PRESTON DOWNS with PARKING for TWO VEHICLES, SOUTHERLY FACING GARDEN and VIEWS OF THE SURROUNDING HILLS situated in a cul-de-sac location of Gentian Way.

The home is set back with lawned frontage and footpath inviting you in. The kitchen/diner is located at the front of the property, providing space for a table and chairs, with a good selection of eye and base level units, some integrated appliances and space for white goods.

The lounge, spanning the width of the property is positioned to the rear enjoying the light southerly aspect creating an inviting room with glazed French doors taking you to the garden.

Upstairs the home enjoys two double bedrooms and family bathroom. Bedroom one being a double sized bedroom, is situated at the rear of the property with views overlooking the fields. Bedroom two is another good sized double with space for furnishings along with an area currently used as a study space, ideal for anyone working from home.

The family bathroom offers a bath with a glass shower screen and shower over, plus wc and wash hand basin.

To the rear of the property, the southerly facing garden is laid to patio and lawn with gated access to leading to the two allocated parking spaces.

Room Dimensions

Lounge 14'5" x 8'10" (4.41 x 2.7)

Kitchen/Diner 15'8" x 7'5" max (4.79 x 2.28 max)

Bedroom One 14'5" x 8'10" (4.41 x 2.71)

Bedroom Two 14'5" max x 9'0" > 7'4" (4.41 max x 2.76 > 2.25)

Agents Note

The vendor has made us aware that there was a previous planning approval on the filed behind the car park for further development. Please satisfy yourself prior to purchase.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.