

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below the text.

Symonds  
& Sampson

The address '30 GENTIAN WAY' is displayed in large white serif font, with '30' being significantly larger than 'GENTIAN WAY'. Below it, the location 'Preston Downs, Weymouth' is written in a smaller white sans-serif font.

30 GENTIAN WAY  
Preston Downs, Weymouth

# 30 Gentian Way

Preston Downs

Weymouth

DT3 6FH

An immaculately presented modern terraced house attractively situated at Preston Downs enjoying a private westerly facing enclosed garden, two allocated car parking spaces and attractive open views to the front over surrounding hills.



- Beautifully presented modern terrace house
  - Three bedrooms with master en-suite
  - Sitting room and kitchen/dining room
    - Downstairs cloakroom
- Enclosed private westerly facing rear garden
  - Two allocated parking spaces to the rear
    - No chain

Guide Price **£300,000**

Freehold

Weymouth Sales  
01305 756989

Weymouth@symondsandsampson.co.uk



## THE PROPERTY

Built in 2017 this attractive family home is situated on the popular Preston Downs development. The well proportioned interior has an entrance hall, cloakroom and door to the sitting room with stairs to the first floor. The kitchen/dining room is attractively fitted with a range of wall and floor cupboards with integrated fridge/freezer, electric oven and four ring gas hob. French doors to the rear open onto an enclosed rear garden. On the first floor, the landing has an airing cupboard and access to loft space. There are three bedrooms with two bedrooms being double rooms with the main bedroom having an en-suite shower room. The family bathroom is well appointed with bath and shower attachment.

## OUTSIDE

There is an enclosed, private rear garden which enjoys a favoured westerly facing aspect. Immediately adjoining the rear is a paved sun terrace with steps up to an area laid to astro turf with attractive shrub borders and timber garden shed. A pedestrian gated rear access leads to a brick paved hardstanding with allocated car parking for two vehicles.

## SITUATION

The property is situated in the popular Preston Downs development on the north eastern outskirts of Weymouth. There is an excellent range of amenities nearby including

chemists, doctor's surgery, newsagents, post office, garden centre, hairdressers, a variety of food takeaways and bus stops. (Information from <https://www.ofcom.org.uk>)

Local Authority  
Dorset Council Tel: - 01305 251000  
Council Tax Band D

The county town of Dorchester has a great selection of both independent and national retailers, well regarded schools, choice of cinemas and restaurants and a couple of museums, whilst the seaside town of Weymouth again boasts great shopping and has an award winning sandy beach, marina and picturesque old harbour. Weymouth also provides the opportunity to enjoy a range of sailing and water sport activities and walks along the Jurassic Coastline.

Both Weymouth and Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.

## DIRECTIONS

What3words ///creeps.pressing.expecting

## SERVICES

Mains gas, electric, water and drainage.  
Gas fired central heating system.

Broadband- Ultrafast broadband is available  
Mobile phone coverage- It is reported that you are likely to have network coverage for both indoors and outdoors

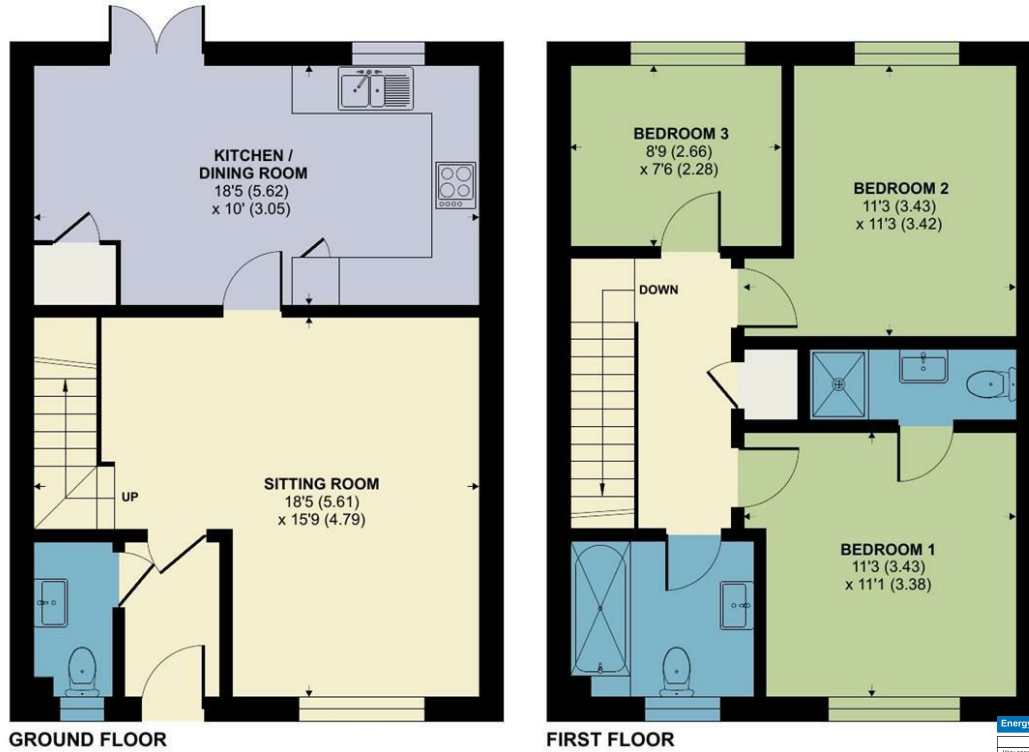




# Gentian Way, Weymouth

Approximate Area = 964 sq ft / 89.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1433527



| Energy Efficiency Rating                    |    | Current                 | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs | A  | 96                      | 96        |
| B   | 84 |                         |           |
| C   |    |                         |           |
| D   |    |                         |           |
| E   |    |                         |           |
| F   |    |                         |           |
| G   |    |                         |           |
| Not energy efficient - higher running costs |    |                         |           |
| England & Wales                             |    | EU Directive 2002/91/EC |           |



Weymouth/DW/11.5.26



01305 756989

poundbury@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Arch Point House, 7 Queen Mother Square,  
Poundbury, Dorset DT1 3BY



**Important Notice:** Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.