



Instinct Guides You



## Gentian Way, Weymouth £270,000

- Two Bedroom Semi-Detached Home
- Family Bathroom & Cloakroom
- Off Road Parking
- South Facing Rear Garden
- Close To Country Walks & Amenities
- Well Presented Throughout



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A beautifully presented and naturally light two-bedroom semi-detached home, this modern property sits within the popular Preston Downs development. Designed for comfortable, low-maintenance living, it features a south-facing garden and allocated parking, making it an ideal first-time buy.

Inside, the property opens into a welcoming entrance hallway with access to a cloakroom and stairs rising to the first floor. The modern fitted kitchen sits to the front of the home and offers a range of integrated appliances, good worktop space and a bright outlook. To the rear, the spacious lounge/diner provides an excellent social hub, complete with double doors that open directly into the garden, allowing the space to flow beautifully during the warmer months.

Upstairs are two generous double bedrooms, both well-proportioned, along with a contemporary bathroom. The home also benefits from double glazing, gas central heating and an energy-efficient mechanical ventilation heat recovery system.

Outside, the front garden is neatly paved with steps leading to the front door. The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, enjoying a sunny south-westerly aspect. A paved patio leads up to an area of artificial lawn bordered by shrubs and flowers, all enclosed by fencing with gated side access. The allocated parking space is conveniently positioned to the rear of the property.

Situated close to local amenities including a doctor's surgery, convenience stores, newsagents and regular bus routes to both Weymouth and Dorchester, this home offers a superb blend of comfort, practicality and location. Viewing is highly recommended to fully appreciate what is on offer.



**Lounge/Dining Room 14'9" max x 13'7" max (4.52 max x 4.15 max )**

**Kitchen 10'8" x 6'10" (3.27 x 2.10)**

**Cloakroom 6'5" x 3'4" (1.98 x 1.04)**

**Bedroom One 14'10" x 8'3" (4.54 x 2.54)**

**Bedroom Two 14'10" max x 7'9" max (4.54 max x 2.38 max )**

**Bathroom 7'10" max x 6'6" max (2.40 max x 1.99 max )**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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