



Gentian Way | Preston Downs | Weymouth | DT3 6FH

Price Guide £340,000

BEAUMONT  JONES

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This spacious and modern three double bedroom semi-detached home offers generous living accommodation, perfect for families and professionals alike. Featuring a contemporary kitchen, a large living area, and a principal bedroom with an en-suite, the property combines comfort with practicality. Outside, there is a sunny south facing garden and off-road parking for two cars, making this an ideal home in a convenient setting.

- Offered With No Onward Chain
- Three Double Bedrooms
- Two Off Road Parking Spaces
- Ensuite To Bedroom One
- Generous Storage
- Sought After Location
- Low Maintenance South Facing Garden
- Generous Living Accommodation

Full Description

Entrance into the property is via a front aspect double glazed composite door leading into a generous sized hallway with stairs rising to the first floor, understairs storage cupboard and doors lead through to the lounge/diner, kitchen and cloakroom. The cloakroom is of a generous size and offers a low level WC and vanity wash hand basin. The sitting/dinning room is light and spacious, offering a rear aspect double glazed window and rear aspect double glazed french doors that lead



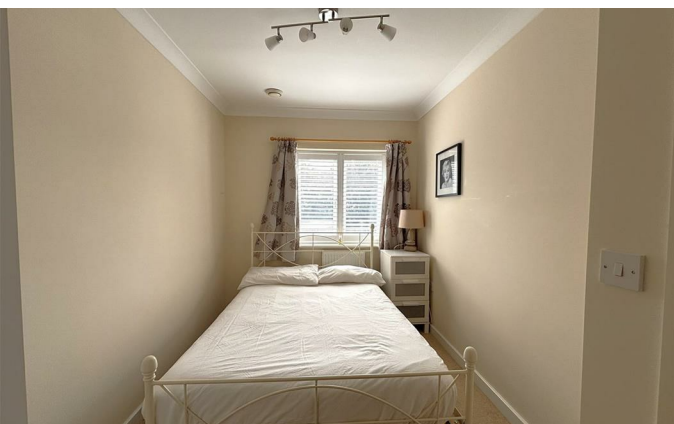
This modern three-bedroom semi-detached home offers spacious and well-presented accommodation, ideal for families and professionals alike. The property features a generous living area, a contemporary kitchen, and a principal bedroom with an en-suite.



out onto the garden. The kitchen is a light front facing room and has a range of eye and base level units with work surfaces over, integral oven with inset four ring gas hob and extractor hood over, integrated dishwasher, washing machine and fridge/freezer.

The first floor offers a landing with airing cupboard, loft access via a hatch and doors lead through to three double bedrooms and family bathroom. Bedroom one is a generous sized double with a rear aspect double glazed window. This room benefits from large built in wardrobes and drawers. The en-suite comprises of walk in shower, low level WC and wash hand basin. Bedroom two is a further generous sized double offering a rear aspect double glazed window with further built in wardrobes. Bedroom three is a double with a front aspect double glazed window. The bathroom offers a contemporary suite including a panel enclosed bath with wall mounted over head shower, low level WC, vanity wash hand basin, wall mounted radiator and an extractor fan.

Outside offers a generous sized, south facing, enclosed rear garden mainly laid to patio offering low maintenance living with ample space for entertaining. There is a modern electric awning at the rear of the property giving the option of shade during the sunny months, a great addition for anyone who enjoys dining al fresco. Steps lead up to a good side wooden shed, perfect for storage



and garden furniture with a wooden gate that offers access to the two private off road parking spaces.

Rating Authority: - Dorset (Weymouth & Portland) Council. Council Tax Band D. Services: - Gas central heating, mains electric & drainage.

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.



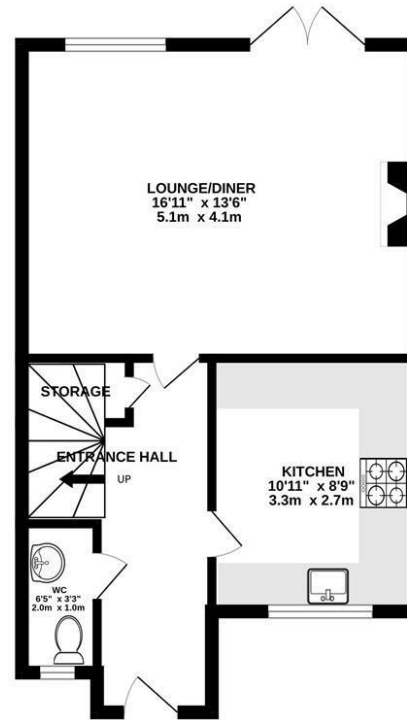
Outside, the home benefits from off-road parking for two cars, providing both convenience and practicality. A fantastic opportunity to purchase a stylish and comfortable home.



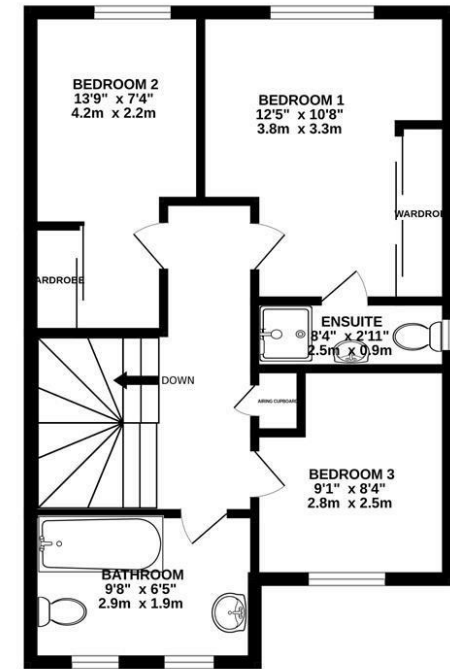


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	78	90
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.5 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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33 St Thomas Street
Weymouth
Dorset
DT4 8EJ
01305 787434
sales@beaumontjones.co.uk
www.beaumontjones.co.uk