



13 NAPIER ROAD  
HAMWORTHY  
Dorset, BH15 4LX

£2,250 PCM

[goadsby.com](https://goadsby.com)

# A STUNNING FAMILY HOME WITH DRIVEWAY PARKING AND GARDEN

- Detached Bungalow
- Three Bedrooms, Two Bathrooms
- Open Plan Living Space
- Offered Unfurnished
- EPC Rating: Band C



Energy Efficiency Rating	
Current	Potential
A	B
71	83
England, Scotland & Wales	

Reference: 1157805

**Deposit Amount:** £2,596.15

**Council Tax:** Band D

**Furnishing:** Unfurnished

**Heating Type:** Underfloor heating and gas fired hot water radiators

**Parking:** Driveway parking

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

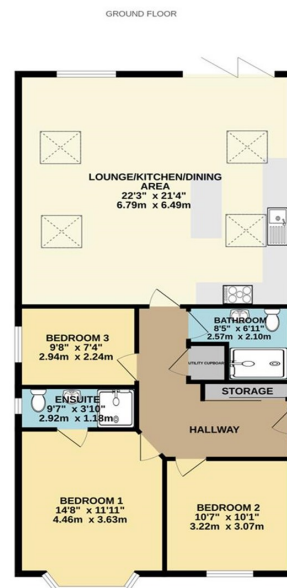
**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

This beautifully presented detached bungalow is situated in a desirable location within a short walk of both Hamworthy Park and Hamworthy Beach, as well as local shops and amenities. The property offers a stunning open plan living/kitchen area with a wood burner and underfloor heating. Further benefits include three bedrooms, two bathrooms, driveway parking for multiple cars as well as a private rear garden.



This Floor Plan is for guidance only and is NOT to SCALE  
Made with Blueprints.co.uk

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

**Goadsby & Harding (Residential) Ltd**

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

01202 686555  
poole@goadsby.com

245 High Street North  
Poole, Dorset  
BH15 1DX