HOUSE+CO PROPERTY

Sales **0117 907 0020**
Lettings **0117 902 6409**









10a Sedgefield Gardens, Downend, Bristol, BS16 6SU

House + Co Property are delighted to bring to the market this unique two bedroom semi-detached home set in a cul-de-sac within this desirable development in Downend. The accommodation comprises entrance hallway, kitchen/diner, lounge with bi-fold doors on to the rear garden and shower room all to the ground floor. To the first floor there are two bedrooms, the master bedroom benefitting from a walk-through wardrobe leading to an en-suite bathroom. Offered unfurnished and available from early November 2026 and further benefitting from off street parking and a good-size garden with side access. A must view!

Council Tax Band - Band C (South Gloucestershire)

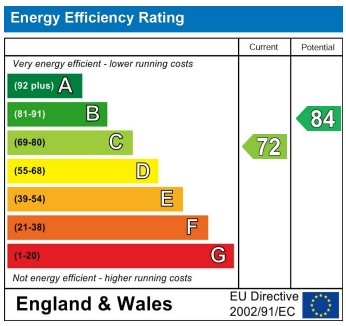
Download speeds of up to Standard upto 9Mbps, Superfast upto 80Mbps or Ultrafast upto 10000Mbps

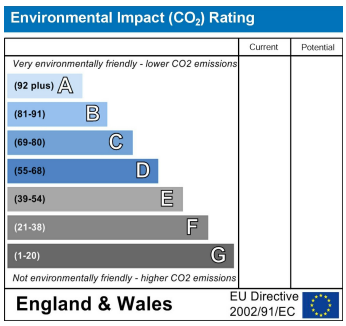
Mobile Coverage - Coverage according to Ofcom mobile checker

EE - Good outdoor and in-home
O2 - Good outdoor, variable in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

- Available Early October 2026
- Unfurnished
- Off Street Parking & Rear Garden
- Downend Location

£1,475 Per month


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC